

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

7013



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
November 12, 2014

**SUBJECT:** RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Patricia Porter – Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Avenue – REQUEST: Receive and file the Notice of Decision by the Planning Commission on November 5, 2014 to approve the Revised Permit to the approved Conditional Use Permit that proposes to extend the permit life for the existing Wild West Rodeo Arena for an additional 10 years.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on November 5, 2014.

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

Juan C. Perez  
TLMA Director/Interim Planning  
Director

(Continued on next page)

JCP: da

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

|   |                               |
|---|-------------------------------|
| <b>SOURCE OF FUNDS:</b> Deposit based funds | <b>Budget Adjustment:</b> N/A |
|   | <b>For Fiscal Year:</b> N/A   |

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 13, 2015  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

1-2

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2**

**DATE:** November 12, 2014

**PAGE:** Page 2 of 2

**FOUND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction) and Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace a fire damaged bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

Conditional Use Permit No. 3156 was initially approved by the Planning Commission on January 27, 1993 with an initial life of 10 years. Two other revisions were subsequently approved after that by the Planning Commission. Conditional Use Permit No. 3156, Revised Permit (RVP) No. 138 extended the permit life to June 29, 2004 and Conditional Use Permit No. 3156, Revised Permit No. 1 extended the permit life to July 1, 2014.

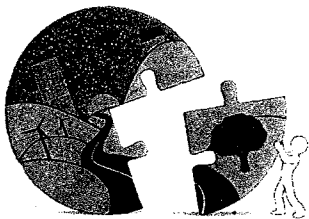
At the November 5, 2014 Planning Commission hearing, staff introduced into the record by memo which introduced modifications to the conditions of approval. Since the project exists and is only requesting for a 10-year permit extension, the Transportation Department removed certain Conditions of Approval that required improvements along Grand Avenue such as curb and gutter, landscaping, streetlights, etc. and modified conditions regarding the road right-of-way dedication to only require the road dedication at this time. The Planning Commission approved the project by a vote of 4-0 (Commissioner Valdivia was absent).

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS:**

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

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

1/21/15 Date JK initial

## NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3156, Revised Permit No. 2

Project Location: In the unincorporated area of Riverside County, northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave

Project Description: The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Patricia Porter, P.O. Box 142, Winchester, CA 92596

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15301 and 15302)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)   
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Wild West Rodeo Arena facility currently exists and no changes or expansions have occurred since the last extension in 2004. The project only involves the replacement of the existing fire damaged bar with a new modular bar on the same location. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to replace a fire damaged approximately 3,400 square foot bar with a new 3,456 sq. ft. modular bar on the same location which is substantially the same size, purpose, and capacity.

Damaris Abraham County Contact Person (951) 955-5719 Phone Number

*Damaris Abraham* Signature Project Planner Title November 5, 2014 Date

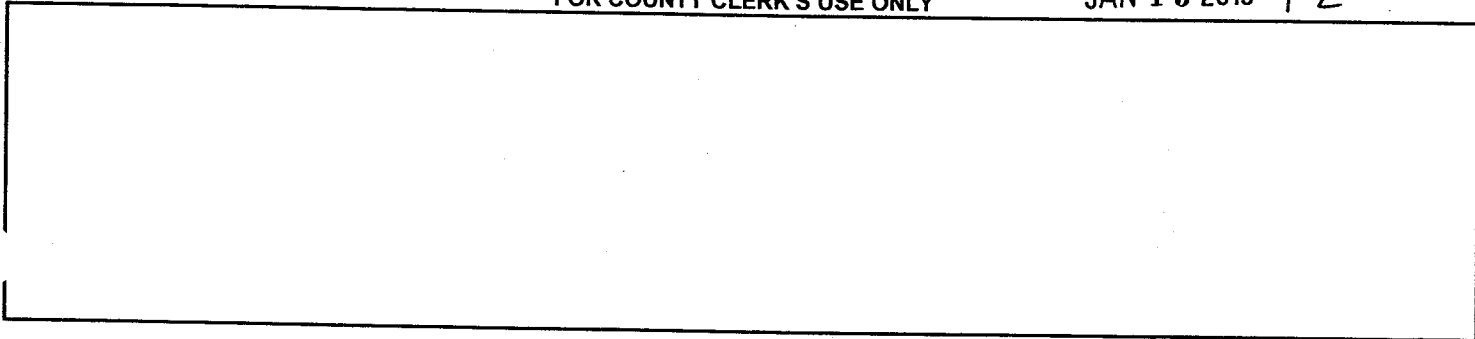
Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 11/05/2014: Y:\Planning Case Files-Riverside office\CUP03156R2\DH-PC-BOS Hearings\DH-PC\CUP03156R2.NOE Form.docx

Please charge deposit fee case#: ZCFG No. 6024 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

JAN 13 2015 1-2



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1310869

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

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

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

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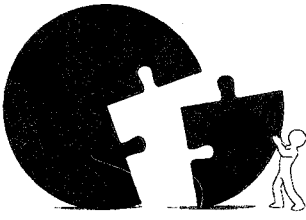
Received from: PATRICIA PORTER \$50.00  
paid by: CK 2510  
EA42644  
paid towards: CFG06024 CALIF FISH & GAME: DOC FEE  
at parcel: 32150 GRAND AVE WINC  
appl type: CFG3

By \_\_\_\_\_ Nov 12, 2013 13:02  
MGARDNER posting date Nov 12, 2013

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

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

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



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

*Juan C. Perez*  
*Interim Planning Director*

**DATE: November 12, 2014**

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

**FROM: Planning Department - Riverside Office**

**SUBJECT: CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2 (CUP03156R2)**

*(Charge your time to these case numbers)*

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

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

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

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

Notice of Exemption  
California Department of Fish & Wildlife Receipt (CFG06024)

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

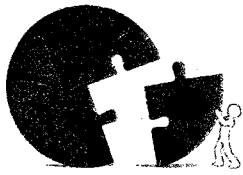
**3 Extra sets were taken to:  
Clerk of the Board**

*WS*

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
DATE NOVEMBER 5, 2014**

**I. AGENDA ITEM 4.2**

**CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave. – 9.85 Gross Acres. (Quasi-judicial)

**II. PROJECT DESCRIPTION:**

The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for the on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. restroom, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace a fire damaged bar with a new 5,184 sq. ft. bar and porch.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org).

Spoke in favor of the proposed project:

Larry Markham, Representative, 41635 Enterprise Circle N, Ste. B, Temecula (909) 322-8482

No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comment: Closed

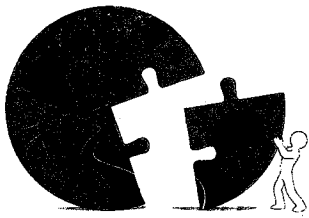
Motion by Commissioner Petty, 2<sup>nd</sup> by Commissioner Sloman

A vote of 4-0 (Commissioner Valdivia was absent)

**FOUND PROJECT EXEMPT FROM CEQA; and,**

**APPROVED THE REVISED PERMIT.**

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



*Juan C. Perez*  
*Interim Planning Director*

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

## Memorandum

**DATE:** November 5, 2014  
**TO:** Planning Commission  
**FROM:** Damaris Abraham, Urban Regional Planner  
**RE:** Item No. 4.2, CUP03156R2

Since the writing of the staff report:

1. Transportation Conditions of Approval 60.TRANS.1 and 60.TRANS.2, 80.TRANS.2 through 80.TRANS.6, and 90.TRANS.2 through 90.TRANS.10 were deleted.
2. 80.TRANS.1 (Use – R-O-W Dedication 1) was modified.
3. 90.TRANS.1 (Use – WRCOG TUMF) was replaced with 90.TRANS.1 (Use – R-O-W Dedication).

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Agenda Item No.:  
 Area Plan: Harvest Valley/Winchester  
 Zoning Area: Winchester  
 Supervisorial District: Third/Third  
 Project Planner: Damaris Abraham  
 Planning Commission: November 5, 2014

CONDITIONAL USE PERMIT NO. 3156  
 REVISED PERMIT NO. 2  
 CEQA Exempt  
 Applicant: Patricia Porter  
 Engineer/Representative: Inland Valley  
 Development Consultants

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged alcoholic serving bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

The project site is located northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Avenue.

### BACKGROUND:

**Conditional Use Permit No. 3156** proposed a rodeo arena with a private residence and was approved by the Planning Commission on January 27, 1993 and was set to expire on January 27, 2002.

**Conditional Use Permit No. 3156, Revised Permit (RVP) No. 138** proposed to add a 1,200 square foot modular unit as a snack bar to the rodeo arena and single family residence and was approved by the Planning Commission on June 29, 1994 and was set to expire on June 29, 2004.

**Substantial Conformance No. 538 to Conditional Use Permit No. 3156** proposed the addition of a patio and cover to the snack bar and was approved administratively on September 26, 1995.

**Conditional Use Permit No. 3156, Revised Permit No. 1** proposed to extend the life of the Conditional Use Permit for the Wild West Rodeo Area and was approved by the Planning Commission on November 17, 2004 and extended the permit life to July 1, 2014.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Open Space: Recreation (OS:R)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north  
 Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the south  
 Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the east  
 Community Development: Public Facilities (CD:PF) ( $\leq$ 0.60 Floor Area Ratio) to the west
3. Existing Zoning (Ex. #2): Rural Residential (R-R)



**CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2**

**Planning Commission Staff Report: November 5, 2014**

**Page 2 of 4**

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- |                                   |   |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2):   | Rural Residential (R-R) to the north, east, and west<br>One-Family Dwellings (R-1) to the south |
| 5. Existing Land Use (Ex. #1):    | Wild West Rodeo Arena   |
| 6. Surrounding Land Use (Ex. #1): | Vacant and scattered single family residences to the north, south, east, and west               |
| 7. Project Data:                  | Total Acreage: 9.85   |
| 8. Environmental Concerns:        | CEQA Exempt per Section 15302   |

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction) and Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Open Space: Recreation (OS:R) on the Harvest Valley/Winchester Area Plan.
2. The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. The project is for a Rodeo Arena.
3. The project site is located within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan. The purpose of the Policy Area is to address transportation infrastructure capacity within the policy area. Policy HVWAP 7.2 requires the establishment of a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. The Transportation Department has reviewed this project and has determined that the project is exempt from traffic study requirements.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the south, Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the east, and Community Development: Public Facilities (CD:PF) ( $\leq$ 0.60 Floor Area Ratio) to the west.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed use, a Rodeo Arena, is a permitted use, subject to approval of a conditional use permit in the R-R zone, in accordance with Section 5.1.d. (45) of Ordinance No. 348.

7. The proposed project is consistent with the development standards set forth in the R-R zone. The lot size for the proposed project site is 9.85 acres which exceeds the minimum one-half acre lot size requirement. The existing residence does not exceed 40 feet in height and the other buildings do not exceed 50 feet in height. In addition, the project as designed and conditioned meets the development standards for automobile storage areas.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, and west and One-Family Dwellings (R-1) to the south.
9. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The project has been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) and Section 15301 (Existing Facilities) of the CEQA Guidelines.
  - a. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Wild West Rodeo Arena facility currently exists and no changes or expansions have occurred since the last extension in 2004. The project only involves the replacement of the existing fire damaged bar with a new modular bar on the same location.
  - b. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaces and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to replace a fire damaged approximately 3,400 square foot bar with a new 3,456 sq. ft. modular bar on the same location which is substantially the same size, purpose, and capacity.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Recreation (OS:R) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

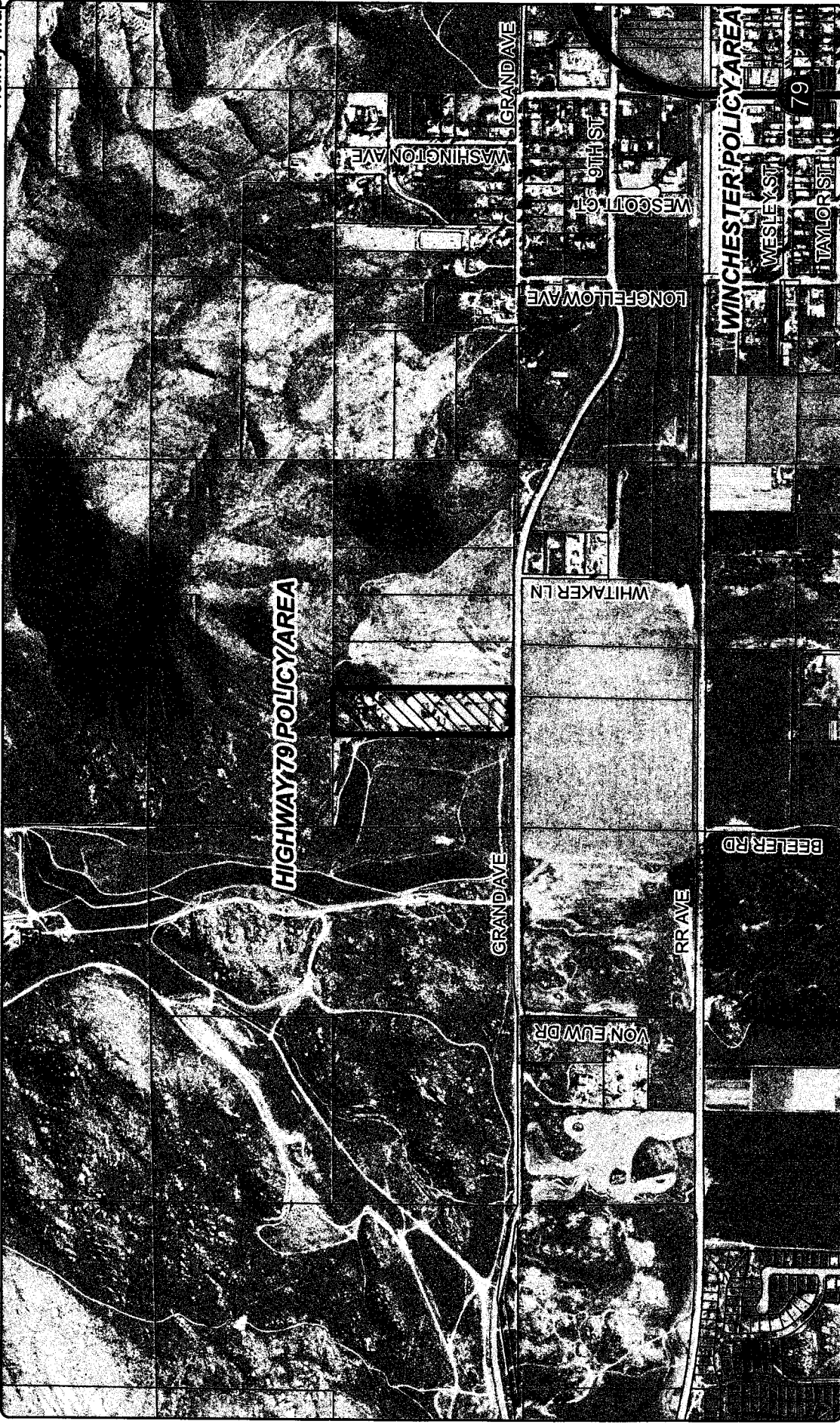
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A fault zone;
  - b. A Flood Zone;
  - c. A City sphere of influence; or,
  - d. An Airport Influence area.
3. The project site is located within:
  - a. A high fire area;
  - b. The boundaries of the Hemet Unified School District;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. An area susceptible to subsidence;
  - e. An area with High Paleontological sensitivity; and,
  - f. An area with low to moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 461-110-007.

DA:da  
Y:\Planning Case Files-Riverside office\CUP03156R2\DH-PC-BOS Hearings\DH-PC\CUP03156R2.Staff Report.docx  
Date Prepared: 10/01/14  
Date Revised: 10/23/14

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03156R2  
VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

Date Drawn: 10/02/2014  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use as provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices at Riverside at (951)956-5200 (Western County) or in Palm Desert at (760)864-6277 (Eastern County) or Website: [www.riversideca.gov](http://www.riversideca.gov)

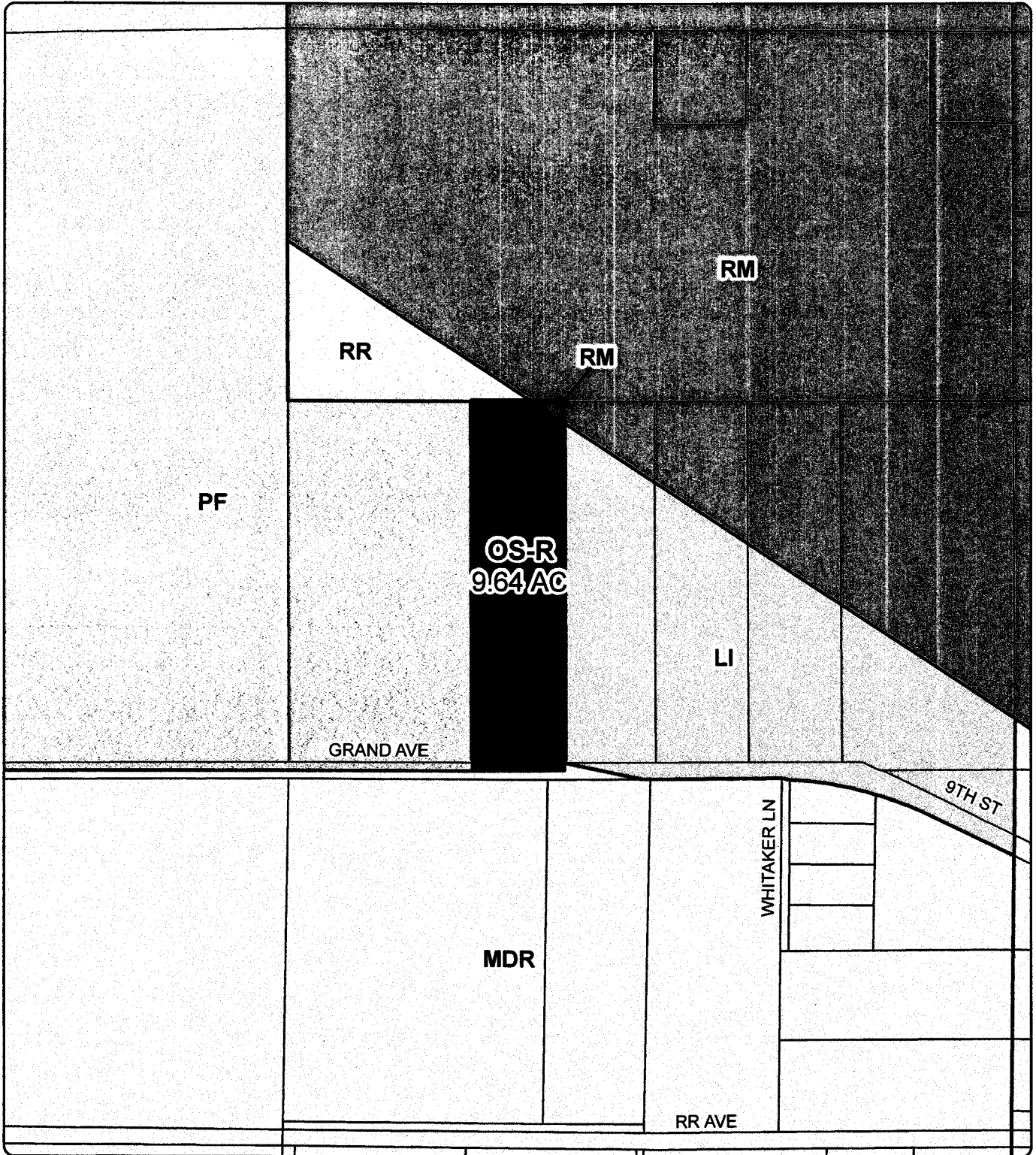
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03156R2

EXISTING GENERAL PLAN

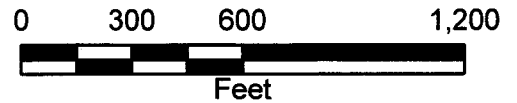
Supervisor Stone  
District: 3

Date Drawn: 10/02/2014  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

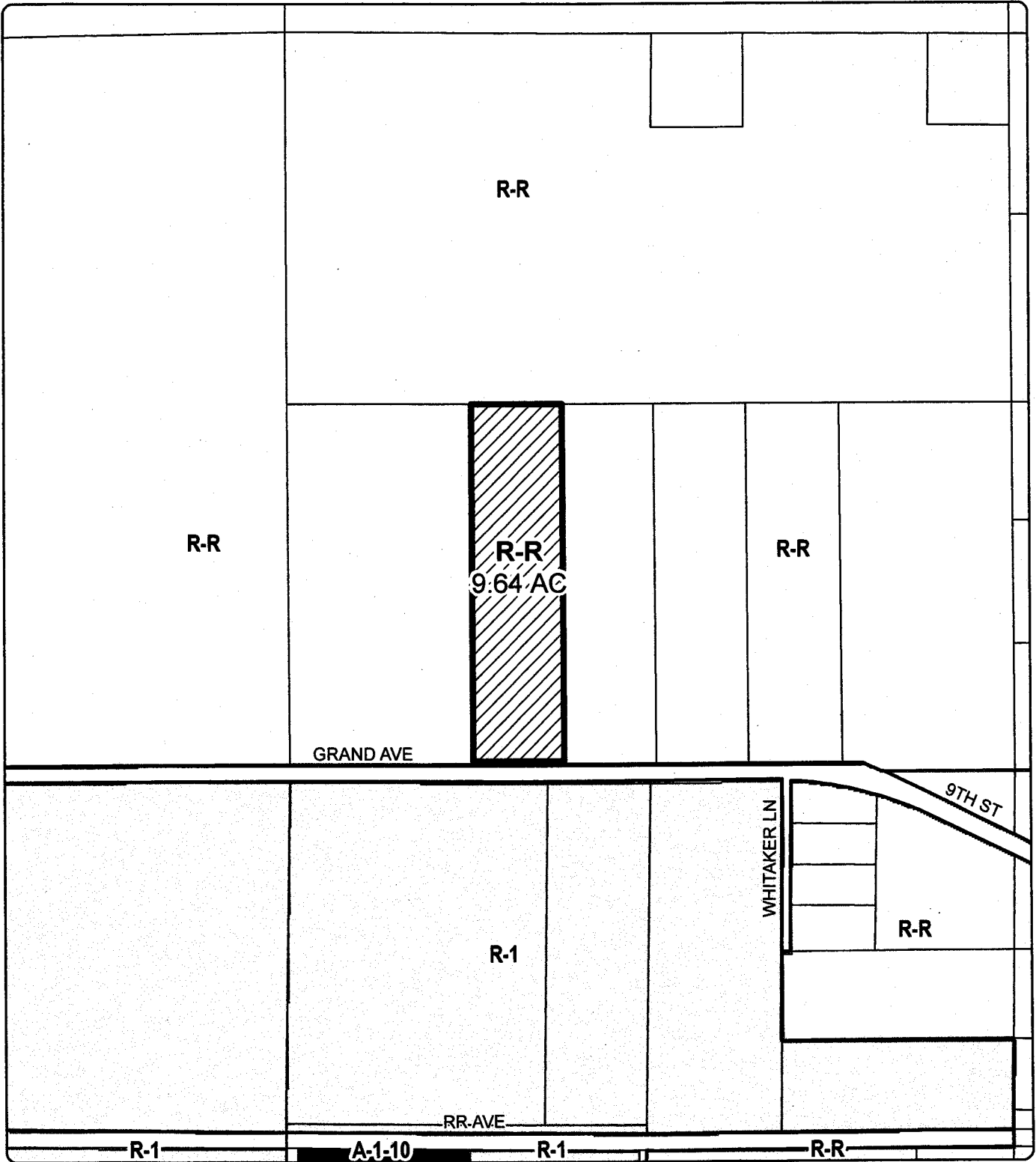
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03156R2  
EXISTING ZONING

Date Drawn: 10/02/2014

Exhibit 2

Supervisor Stone  
District 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03156R2

LAND USE

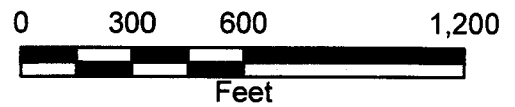
Supervisor Stone  
District 3

Date Drawn: 10/02/2014  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>









**WALDEN**  
MANUFACTURED BY  
STRUCTURES & CONSTRUCTION  
801 OPA AVE.  
MONTROSE, CA 92359  
(909) 389-9100 FAX (909) 389-9102  
EMAIL: ALOR@WALDENSTRUCTURES.COM

FOR ALL INFORMATION, CONTACT THE PROJECT MANAGER AT THE PROJECT OFFICE. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR ALL INFORMATION. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR ALL INFORMATION. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR ALL INFORMATION.

PROJECT NAME  
28-MANUFACTURING  
6523  
1025-1027 & 1035

CLIENT NAME  
WINCHESTER WLD WEST SALOON  
3211 GRAND AVE  
WINCHESTER, CA 92586

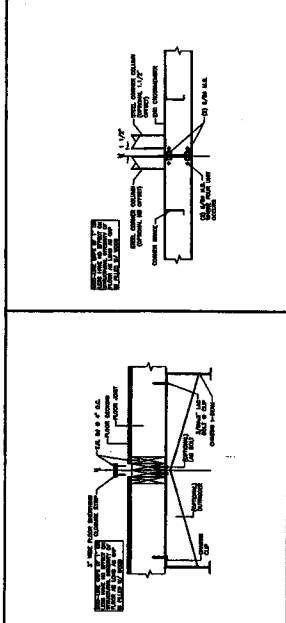
DESIGNED BY  
PROJECT NUMBER  
DATE  
SCALE  
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APPROVED  
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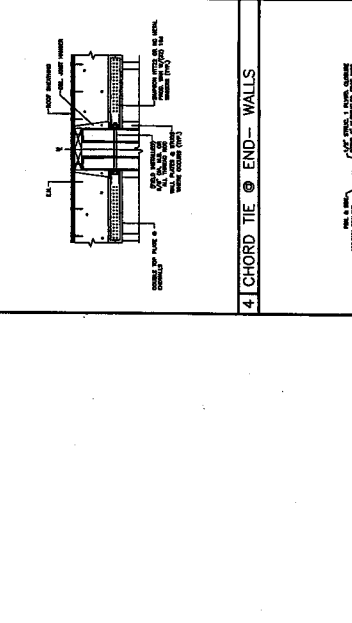
PRELIMINARY NO. OR CONSTRUCTION

DISTRIBUTION  
DATE  
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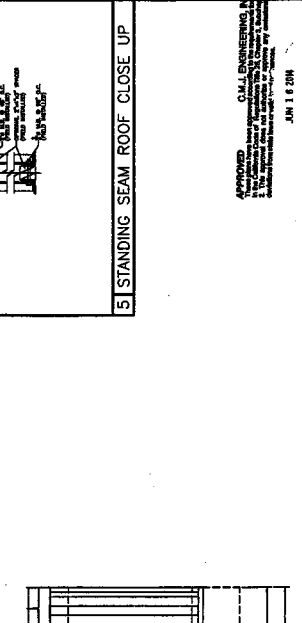
WSET No. A-3



ELEVATION (A)



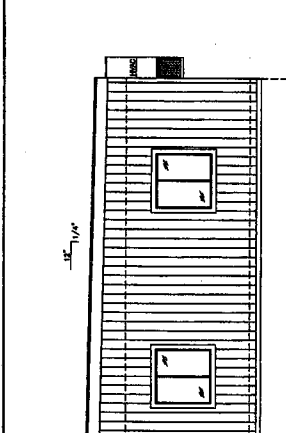
ELEVATION (B)



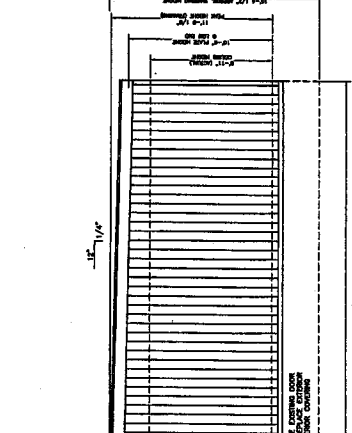
ELEVATION (C)

APPROXIMATE SHIPPING HEIGHT: 15'-4 1/2"  
SHIPPING HEIGHT NOTE:  
SHIPPING HEIGHTS INCLUDE PACKING  
VENTS AND ROOF CURBS. INCLUDING COMPANY  
TO VERIFY OVERALL HEIGHT PRIOR TO SHIPPING.

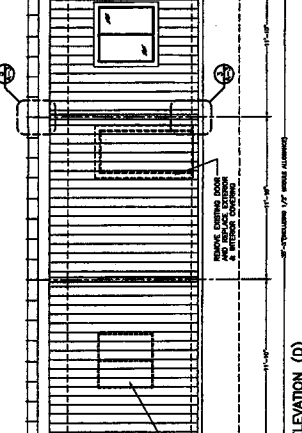
1 EXTERIOR ELEVATIONS



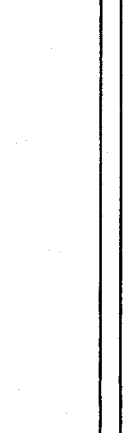
2 MOD-LINE FLOOR CONNECTION



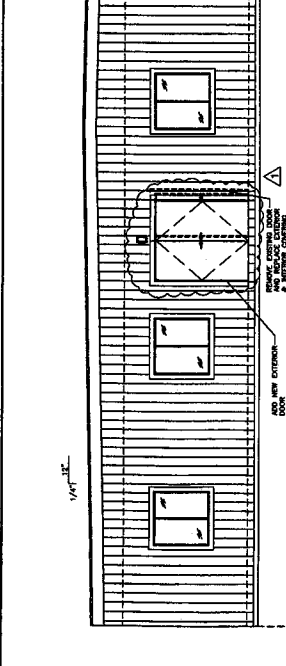
3 MOD-LINE FLOOR CONNECTION



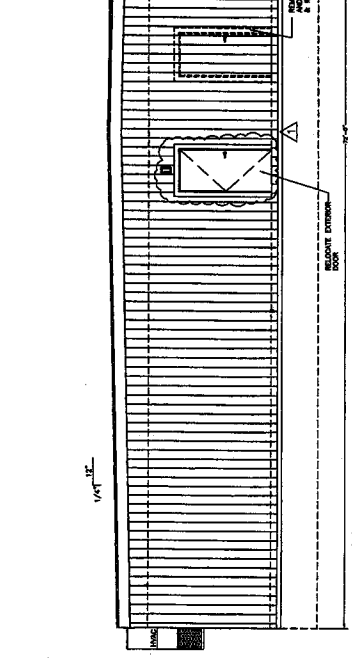
4 CHORD TIE @ END-WALLS



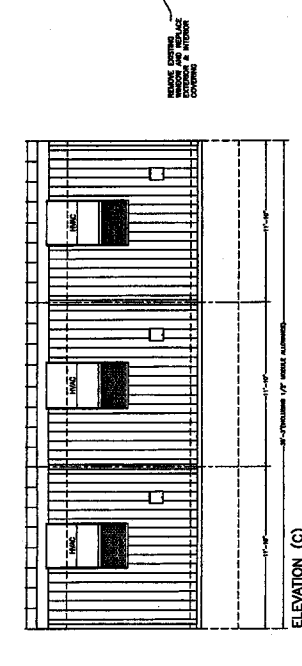
5 STANDING SEAM ROOF CLOSE UP



ELEVATION (D)



ELEVATION (E)



ELEVATION (F)

APPROVED  
DATE  
SCALE

2 EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages for an additional 10 years. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 3,456 sq. ft. modular bar with a 1,728 sq. ft. porch.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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 Conditional Use Permit No. 3156, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3156, Revised Permit No. 2, Exhibit A, Site Plan (Sheets 1-2), dated July 14, 2014.

APPROVED EXHIBIT B&C = Conditional Use Permit No. 3156, Revised Permit No. 2, Exhibit B&C, Elevations and Floor Plan (Sheets 1-2), dated July 14, 2014.

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

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BS PLNCK RECOMMND

The applicant shall obtain all required building permits from the Building Department prior to any building, structure, modular unit, or equipment being constructed or placed on the property.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BS PLNCK (cont.) RECOMMND

state of California. Any building plan

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - CONTACT HAZMAT RECOMMND

If Hazardous Materials are used/stored onsite, the facility operator shall contact the Department of Environmental Health (DEH), Hazardous Materials Management Branch to ensure compliance with all applicable plan check and permitting requirements.

Department of Environmental Health  
Hazardous Materials Management Branch - Hemet Office  
800 S. Sanderson Avenue,  
Hemet, CA 92545  
(951) 766-6524

FIRE DEPARTMENT

10.FIRE. 1 USE-#01- WEST FIRE PROTECTION RECOMMND

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (CUP 3156R2) is required on all correspondence.

Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE\*-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site

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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT

RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 3156 R2 is a proposal to renew the use of the Wild West Arena with an existing license for an on-site sale of alcoholic beverages in Harvest Valley/Winchester area. The 9.64 acre site is located northerly of Grand Avenue, easterly of Leon Road, and westerly Whitaker Street.

The site lies at the base of steep hills. A drainage area of about 2 acres is tributary to the site from the north. Although the proposal is only to renew the use of Wild West Arena, but the exhibit shows some parking area and handicap access route. This additional impervious area appears to be insignificant and therefore the District has no objection to the proposal. Any substantial amount of new impervious areas would require mitigation for increased runoff and water quality impacts.

The project site is located in the Salt Creek-Winchester/North Hemet Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

PLANNING DEPARTMENT

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

RECOMMND

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

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

ADDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

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

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

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

10.PLANNING. 5                   USE - LAND DIVISION REQUIRED                   RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 7                   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), auditoriums with fixed seats: 1 space/3 seats.

10.PLANNING. 9                   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. 15                  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.

10.PLANNING. 16                  USE - NO SECOND FLOOR                   RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor,



CONDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - NO SECOND FLOOR (cont.)

RECOMMND

mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMI

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety 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 Department of Building and Safety, unless more time is allowed through written agreement by the Department of

ADDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety. 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 report).

10.PLANNING. 22 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. 23 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. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting 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. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 29 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

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10. GENERAL CONDITIONS

10.PLANNING. 29           USE - PERMIT SIGNS (cont.)           RECOMMND  
                          requirements of Section 18.30 (Planning Department review  
                          only) of Ordinance No. 348.

10.PLANNING. 32           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.

TRANS DEPARTMENT

10.TRANS. 1               USE - STD INTRO (ORD 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  
                          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. This  
                          ordinance and all conditions of approval are essential  
                          parts and a requirement occurring in ONE is as binding as  
                          though occurring in all. All questions regarding the true  
                          meaning of the conditions shall be referred to the  
                          Transportation Department.

10.TRANS. 2               USE - COUNTY WEB SITE           RECOMMND  
                          Additional information, standards, ordinances, policies,  
                          and design guidelines can be obtained from the  
                          Transportation Department Web site:  
                          http://rctlma.org/trans/. If you have questions, please  
                          call the Plan Check Section at (951) 955-6527.

10.TRANS. 3               USE - TS/EXEMPT           RECOMMND  
                          The Transportation Department has not required a traffic  
                          study for the subject project. The Transportation  
                          Department has determined that the project is exempt from

ADDITIONAL USE PERMIT Case #: CUP03156R2

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT (cont.)

RECOMMND

traffic study requirements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3156, Revised Permit No. 2 shall terminate on November 5, 2024. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3156R2, 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.

CONDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 3 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - ACCESSIBILITY & CWP

RECOMMND

Prior to permit issuance the following criteria shall be included on the approved building plans:

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.
5. Accessible bleacher seating where applicable
6. Areas of public accomodation.

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.

ADDITIONAL USE PERMIT Case #: CUP03156R2

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - ACCESSIBILITY & CWP (cont.)

RECOMMND

5.Connect to areas of public accommodation.  
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

Two existing barns/sheds approximately 1,480 square feet and 1,160 square feet have been constructed without permit. The applicant is required to obtain the building permits for these existing structures prior to the issuance of any further building permits.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQ'D

RECOMMND

For any public/semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ'D

RECOMMND

Conditional Use Permit 3156 R2 is proposing to renew the use of the Wild West Area (rodeo) with an existing license for an onsite sale of alcoholic beverages.

PUBLIC/SEMI-PUBLIC FOOD FACILITY

The applicant shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding food facility plan check and permitting requirements.

Department of Environmental Health  
District Environmental Services - Hemet Office  
800 S. Sanderson Avenue  
Hemet, CA 92545  
(951) 766-2824

Applicable fees shall apply.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ'D (cont.)

RECOMMND

SALE OF ALCOHOLIC BEVERAGES

The applicant shall contact:

State of California,  
Alcoholic Beverage Control  
3737 Main Street, Suite 900  
Riverside, CA 92501  
(951) 782-4400

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS)

An OWTS Certification shall be required for any new construction to ensure that there is no encroachment to the location of the existing septic system. Moreover, this certification shall also be required if the proposal for new construction includes sanitation facilities (i.e. wastewater plumbing) that will be connected to an existing OWTS and/or for the replacement or repair of a failing OWTS.

For any new construction that requires the installation of a new OWTS, a soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Guidance Manual shall be required.

Please contact DEH Land Use at (951) 955-8980 for any additional requirements. Applicable review fees shall apply.

EXISTING WELLS

Please contact DEH Water Resources at (951) 955-8980 for the requirements. Applicable fees shall apply.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

INEFFECT

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS INEFFECT

Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

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 Conditional Use Permit No. 3156, Revised Permit No. 2, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

The project proponent shall submit an application to Survey Division to provide sufficient public street right-of-way



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION 1 (cont.)

RECOMMND

along Grand Avenue to be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

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-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support

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16:32

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) INEFFECT

the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS INEFFECT

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 Dept. for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS INEFFECT

A UL 300 hood/duct fire extinguishing system must be installed over the cooking Equipment as required by the California Fire Code, California Mechanical Code and adopted standards. The extinguishing system must automatically shutdown gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current \$215.00 deposit based fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system.

90.FIRE. 6 PPA-OUTDOOR/EVENT ALL COND INEFFECT

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted.

Electrical wiring shall be in accordance with the National

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6

PPA-OUTDOOR/EVENT ALL COND (cont.)

INEFFECT

Electrical Code.

Portable fire extinguishers shall be installed in the following locations. Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 75 feet of travel distance. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture.

Membrane structures, tents or canopies shall have a permanently affixed label bearing the identification of size and fabric or material type.

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.

All tents, canopies and membrane structures, both temporary and permanent, shall be in accordance with this section. Permanent tents, canopies and membrane structures shall also comply with the CBC code.

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. Including BBQs

All decorative materials (decorations, drapes, backdrops, and props) shall be either inherently flame retardant or labeled as such or shall be treated with a flame retardant that is registered with the California State Fire Marshal.

Waste accumulation prohibited. Combustible waste material creating a fire hazard  
Shall not be allowed to accumulate in buildings or structures or upon premises. To include grass and weeds

There shall be trained crowd managers or crowd manager supervisors at a ratio of one crowd manager/supervisor for every 250 occupants over 1000, as approved. 403.3

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 PPA-OUTDOOR/EVENT ALL COND (cont.) (cont.) INEFFECT

Generator: a) one 40BC fire extinguisher to be at the generator location. b) no fueling of generator will be allowed during event or any time when open to the public. Fire department access path of 20 feet in width to be maintained during entire event time.

Conditions of approval may change based on Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and Fire hazards in the structure or on the premises from occupancy or operation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 290 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete and decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of nine (9) 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

CONDITIONAL USE PERMIT Case #: CUP03156R2

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

\_\_\_."

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.

90.PLANNING. 8 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. 16 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. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

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. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.85 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However,

ADDITIONAL USE PERMIT Case #: CUP03156R2

Parcel: 461-110-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.) RECOMMND

should Riverside County Ordinance No. 663 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. 24 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 27 USE - ORD 810 O S FEE RECOMMND

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 Conditional Use Permit No. 3156R2 is calculated to be 9.85 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. 28 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3156R2 has been calculated to be 9.85 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance 461.

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

DATE: July 22, 2014

TO:

Riv. Co. Fire Department  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

3rd District Supervisor  
3rd District Planning Commissioner

**CONDITIONAL USE PERMIT NO. 3156R2** – CEQA Exempt – Applicant: Wild West Arena (Patricia Porter), – Engineer/Representative: Inland Valley Development Consultants – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Open Space: Recreation (OS:R) – Location: Northerly of Grand Avenue, easterly of Leon Road and westerly of Whitaker Street – 9.64 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes to renew the use of the Wild West Arena (rodeo) with an existing license for an on-site sale of alcoholic beverages.– APN: 461-110-007 – Related Cases: CUP03156 and CUP03156R1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments Agenda on December 19, 2013**. All LDC/DRT 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 **H.P. Kang**, Project Planner, at (951) 955-1888 or email at [hpkang@rctlma.org](mailto:hpkang@rctlma.org) / **MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

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.*



**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 23, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District

P.D. Landscaping Section-Mark Hughes

**CONDITIONAL USE PERMIT NO. 3156R2** – CEQA Exempt – Applicant: Wild West Arena (Patricia Porter), – Engineer/Representative: Inland Valley Development Consultants – Third/Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Open Space: Recreation (OS:R) – Location: Northerly of Grand Avenue, easterly of Leon Road and westerly of Whitaker Street – 9.64 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes to renew the use of the Wild West Arena (rodeo) with an existing license for an on-site sale of alcoholic beverages.– APN: 461-110-007 – Related Cases: CUP03156 and CUP03156R1

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 14, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits.

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 **Lisa Edwards, Project Planner**, at (951) 955-1888 or email at [ledwards@rctlma.org](mailto:ledwards@rctlma.org) / **MAILSTOP# 1070.**

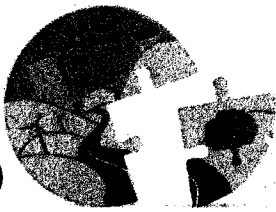
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN       <sup>RENEWAL</sup> CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT  
 REVISED PERMIT       PUBLIC USE PERMIT       VARIANCE

PROPOSED LAND USE: WILD WEST ARENA (RODED) + BAR

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 5.1(C)(45)

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

CASE NUMBER: CUP03156R2      DATE SUBMITTED: 11-12-13

### APPLICATION INFORMATION

Applicant's Name: PATRICIA PORTER      E-Mail: WinchesterWildWest@yahoo.com  
Mailing Address: P.O. BOX 142  
WINCHESTER, CA 92596  
City      State      ZIP

Daytime Phone No: (951) 926-4842      Fax No: (951) 917-8862

Engineer/Representative's Name: INLAND VALLEY DEVELOPMENT CONSULTANTS  
31953 CASH LANE      E-Mail: \_\_\_\_\_  
WILDOMAR, CA 92595

Mailing Address: \_\_\_\_\_  
(951) 809-4806  
Street  
\_\_\_\_\_  
City      State      ZIP

Daytime Phone No: ( ) \_\_\_\_\_      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: SAMERAS ABOUS      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City      State      ZIP

Daytime Phone No: ( ) \_\_\_\_\_      Fax No: ( ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

PATRICIA PORTER      *Patricia Porter*  
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.

PATRICIA PORTER      *Patricia Porter*  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 461-110-007  
Section: 21      Township: 5 S.      Range: 2 W.

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 9.85

General location (nearby or cross streets): North of 9<sup>th</sup> STREET, South of Hwy 74, East of \_\_\_\_\_, West of WINCHESTER ROAD

Thomas Brothers map, edition year, page number, and coordinates: PAGE 831; D4 208

Project Description: (describe the proposed project in detail)  
RENEW C.O.P 3156 R2 WILD WEST ARENA  
WINCHESTER, CA

Related cases filed in conjunction with this application:  
NONE

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

If yes, provide Case No(s). C.O.P. 3156 R1 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2** – CEQA Exempt – Applicant: Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave – 9.85 Gross Acres – **REQUEST:** The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 5,184 sq. ft. bar and porch.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: November 5, 2014  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, Project Planner at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/2/2014

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3156R2 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

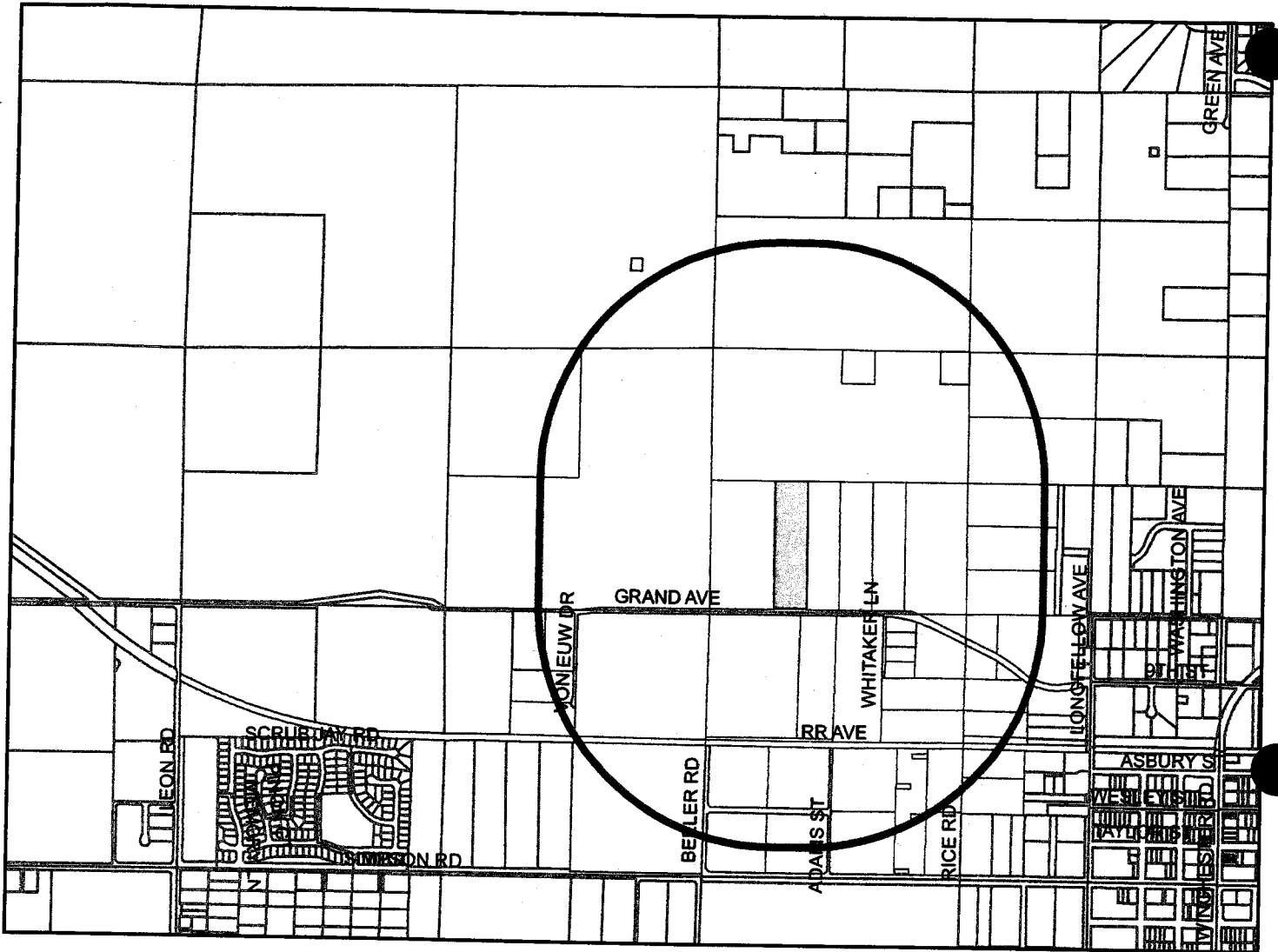
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*V. DA  
expres  
4/2/2015*

**CUP03156R2 (2400 feet buffer)**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 462-080-011 | 462-080-007 | 462-070-014 | 461-040-005 | 461-050-006 | 461-050-007 | 461-090-008 | 461-110-001 | 461-130-012 | 461-070-001 |
| 461-100-001 | 462-070-016 | 462-020-005 | 462-020-036 | 462-020-034 | 462-070-015 | 462-100-040 | 462-070-011 | 462-080-008 | 462-080-005 |
| 462-080-010 | 462-080-006 | 462-070-013 | 462-070-009 | 461-100-003 | 461-110-007 | 462-020-033 | 462-020-035 | 462-100-005 | 462-100-007 |
| 462-100-008 | 462-100-014 | 462-100-015 | 462-100-027 | 462-100-037 | 462-100-041 | 462-100-042 | 462-070-002 | 462-070-003 | 462-070-004 |
| 462-070-010 | 462-020-026 | 462-070-019 | 462-100-047 | 462-080-012 | 462-080-013 | 462-080-014 | 462-080-016 | 462-070-018 | 462-080-004 |
| 461-100-002 | 461-120-001 | 461-120-002 | 461-130-013 | 461-130-014 | 461-110-003 | 461-110-004 | 461-110-005 | 461-110-006 | 462-020-010 |
| 462-070-017 | 462-080-009 |             |             |             |             |             |             |             |             |



1,400 700 0 1,400 Feet

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COUNTY OF RIVERSIDE  
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RIVERSIDE CA 92502

ASMT: 461110006, APN: 461110006  
SDI COMMUNITIES  
27431 ENTERPRISE CIRCLE W  
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ASMT: 461110007, APN: 461110007  
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WINCHESTER CA 92596

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P O BOX 294  
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ASMT: 461130012, APN: 461130012  
EASTERN MUNICIPAL WATER DISTRICT  
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P O BOX 8300  
PERRIS CA 92572

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WINCHESTER CA 92596

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P O BOX 8986  
MOSCOW ID 83843

~~ASMT: 462100047, APN: 462100047  
RIVERSIDE COUNTY TRANSPORTATION COMM  
PO BOX 12008  
RIVERSIDE CA 92502~~

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Eastern Municipal Water District  
Attn: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Applicant/Owner:  
Patricia Porter  
P. O. Box 142  
Winchester, CA 92596

Eng-Rep:  
Inland Valley Development Consultants  
31953 Cash Lane  
Wildomar, CA 92595

Applicant/Owner:  
Patricia Porter  
P. O. Box 142  
Winchester, CA 92596

Eng-Rep:  
Inland Valley Development Consultants  
31953 Cash Lane  
Wildomar, CA 92595

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant:** Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave – 9.85 Gross Acres – **REQUEST:** The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for an on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. rest room, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace fire damaged bar with a new 5,184 sq. ft. bar and porch.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: November 5, 2014  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham, Project Planner at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/2/2014,

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

APN (s) or case numbers CUPO3156R2 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

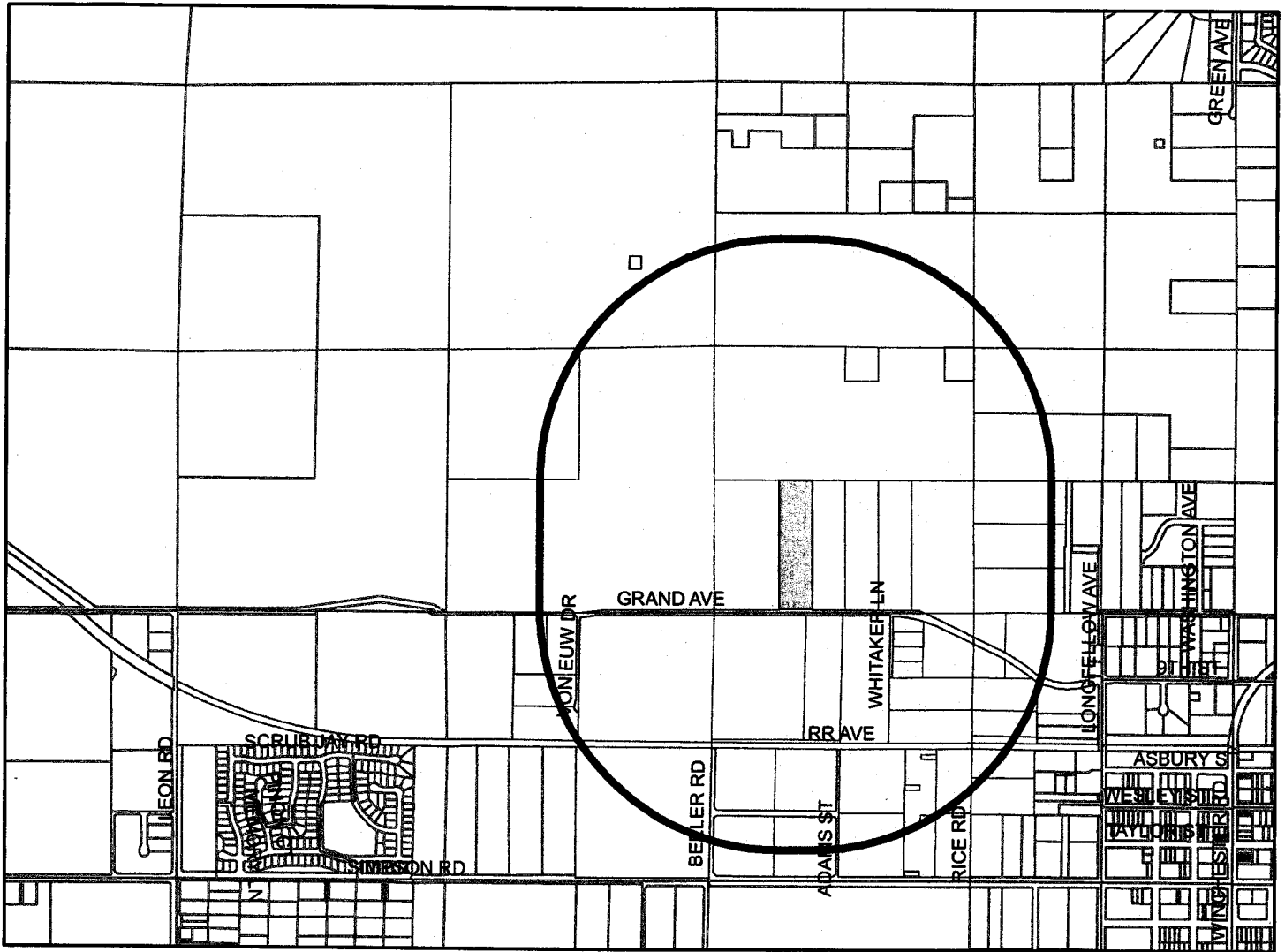
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

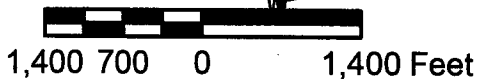
*V. D.A.  
checked  
4/2/2015*

# CUP03156R2 (2400 feet buffer)



## Selected Parcels

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 462-080-011 | 462-080-007 | 462-070-014 | 461-040-005 | 461-050-006 | 461-050-007 | 461-090-008 | 461-110-001 | 461-130-012 | 461-070-001 |
| 461-100-001 | 462-070-016 | 462-020-005 | 462-020-036 | 462-020-034 | 462-070-015 | 462-100-040 | 462-070-011 | 462-080-008 | 462-080-005 |
| 462-080-010 | 462-080-006 | 462-070-013 | 462-070-009 | 461-100-003 | 461-110-007 | 462-020-033 | 462-020-035 | 462-100-005 | 462-100-007 |
| 462-100-008 | 462-100-014 | 462-100-015 | 462-100-027 | 462-100-037 | 462-100-041 | 462-100-042 | 462-070-002 | 462-070-003 | 462-070-004 |
| 462-070-010 | 462-020-026 | 462-070-019 | 462-100-047 | 462-080-012 | 462-080-013 | 462-080-014 | 462-080-016 | 462-070-018 | 462-080-004 |
| 461-100-002 | 461-120-001 | 461-120-002 | 461-130-013 | 461-130-014 | 461-110-003 | 461-110-004 | 461-110-005 | 461-110-006 | 462-020-010 |
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C/O RIGHT OF WAY DEPT  
P O BOX 8300  
PERRIS CA 92572

ASMT: 462070011, APN: 462070011  
SALUD CASTRO, ETAL  
32450 9TH ST  
WINCHESTER, CA. 92596

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in all financial dealings.

| Item  | Description          | Amount   | Date       |
|-------|----------------------|----------|------------|
| 1000  | Office Supplies      | 50.00    | 2023-10-01 |
| 2000  | Travel Expenses      | 1200.00  | 2023-10-05 |
| 3000  | Equipment Purchase   | 5000.00  | 2023-10-10 |
| 4000  | Professional Fees    | 3000.00  | 2023-10-15 |
| 5000  | Marketing Costs      | 1500.00  | 2023-10-20 |
| 6000  | Utilities            | 800.00   | 2023-10-25 |
| 7000  | Insurance Premiums   | 2000.00  | 2023-10-30 |
| 8000  | Salaries and Wages   | 10000.00 | 2023-11-01 |
| 9000  | Interest on Loans    | 1000.00  | 2023-11-05 |
| 10000 | Depreciation Expense | 2500.00  | 2023-11-10 |

### Summary of Financial Performance

The following table provides a summary of the financial performance over the period. It shows the total revenue generated, the total expenses incurred, and the resulting net profit. The revenue is primarily derived from sales of goods and services, while expenses include various operational costs and investments.

| Category       | Amount    |
|----------------|-----------|
| Total Revenue  | 150000.00 |
| Total Expenses | 120000.00 |
| Net Profit     | 30000.00  |

The net profit represents the amount of money that remains after all expenses have been deducted from the total revenue. This profit can be used for various purposes, such as reinvesting in the business, paying dividends to shareholders, or covering personal expenses of the owner.

### Conclusion and Recommendations

In conclusion, the financial performance of the business over the period has been satisfactory. The revenue has increased significantly, and the expenses have been well-managed. However, there are several areas where improvements can be made to further enhance the financial health of the business. These include reducing operational costs, improving the efficiency of the sales process, and diversifying the revenue streams.

It is recommended that the business continue to monitor its financial performance closely and implement the suggested improvements. Regular financial reviews and audits will help ensure that the business remains on track and achieves its long-term goals.

### Appendix A: Detailed Financial Statements

The following pages contain detailed financial statements, including the Income Statement, Balance Sheet, and Cash Flow Statement. These statements provide a comprehensive overview of the business's financial position and performance over the period.





ASMT: 462070013, APN: 462070013  
MIGUEL FRAGOSO  
1560 APPLE BLOSSOM  
HEMET CA 92545

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PO BOX 12008  
RIVERSIDE CA 92502

1. The first part of the document discusses the importance of maintaining accurate records for all transactions. It emphasizes that proper record-keeping is essential for financial transparency and accountability.

2. The second part of the document outlines the specific procedures for recording transactions. It details the steps involved in identifying the nature of the transaction, determining the appropriate accounting treatment, and ensuring that all necessary supporting documents are properly filed.

3. The third part of the document addresses the role of internal controls in preventing errors and fraud. It discusses how a robust system of internal controls can help ensure the integrity of the financial reporting process.

4. The final part of the document provides a summary of the key points discussed and offers recommendations for further improvement. It encourages ongoing monitoring and evaluation of the internal control system to ensure its effectiveness over time.

### CONCLUSION

- The first part of the document discusses the importance of maintaining accurate records for all transactions. It emphasizes that proper record-keeping is essential for financial transparency and accountability.
- The second part of the document outlines the specific procedures for recording transactions. It details the steps involved in identifying the nature of the transaction, determining the appropriate accounting treatment, and ensuring that all necessary supporting documents are properly filed.
- The third part of the document addresses the role of internal controls in preventing errors and fraud. It discusses how a robust system of internal controls can help ensure the integrity of the financial reporting process.
- The final part of the document provides a summary of the key points discussed and offers recommendations for further improvement. It encourages ongoing monitoring and evaluation of the internal control system to ensure its effectiveness over time.

### APPENDIX

#### Appendix A: Sample Transaction Record

- 1. The first part of the appendix provides a detailed example of a transaction record. It shows how to identify the transaction, determine the appropriate accounting treatment, and ensure that all necessary supporting documents are properly filed.
- 2. The second part of the appendix discusses the importance of internal controls in preventing errors and fraud. It discusses how a robust system of internal controls can help ensure the integrity of the financial reporting process.
- 3. The third part of the appendix provides a summary of the key points discussed and offers recommendations for further improvement. It encourages ongoing monitoring and evaluation of the internal control system to ensure its effectiveness over time.

### REFERENCES

#### References

- 1. The first reference discusses the importance of maintaining accurate records for all transactions. It emphasizes that proper record-keeping is essential for financial transparency and accountability.
- 2. The second reference outlines the specific procedures for recording transactions. It details the steps involved in identifying the nature of the transaction, determining the appropriate accounting treatment, and ensuring that all necessary supporting documents are properly filed.
- 3. The third reference addresses the role of internal controls in preventing errors and fraud. It discusses how a robust system of internal controls can help ensure the integrity of the financial reporting process.
- 4. The fourth reference provides a summary of the key points discussed and offers recommendations for further improvement. It encourages ongoing monitoring and evaluation of the internal control system to ensure its effectiveness over time.



**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  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Paul Jacobs

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 1/13/15 **Agenda #** 1-2

**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:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**