

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681– intent to adopt a Mitigated Negative Declaration – Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Monteleone Meadows Drive, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). REQUEST: The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The Change of Zone proposes a change from Rural Residential (R-R) to Scenic Highway Commercial (CPS). The conditional use permit is for the proposal to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed areas, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces. Deposit Based Funds 100%.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan Perez

Juan Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: *Tina Grande*

Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: June 30, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

Proc. Agn. Ref. Planning(2), Applicant, District: 3

Agenda Number:

16-2

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL
USE PERMIT NO. 3681**

DATE: April 16, 2015

PAGE: Page 2 of 3

Planning Staff and Planning Commission recommend that the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42499**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 928D1**, amending the General Plan Land Use designation for the subject property from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) as shown in Exhibit 7, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863**, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (CPS) as shown in Exhibit 3, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 3681**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The proposed project consists of three separate applications, a General Plan Amendment, a Change of Zone, and a Conditional Use Permit.

General Plan Amendment No. 928D1 proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre).

Change of Zone No. 7863 proposes to change from Rural Residential (R-R) to Scenic Highway Commercial (CPS).

Conditional Use Permit No. 3681 proposes to permit an existing weddings/receptions/special events facilities comprised of outside and enclosed areas, including a 17,425 sq. ft. pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL
USE PERMIT NO. 3681**

DATE: April 16, 2015

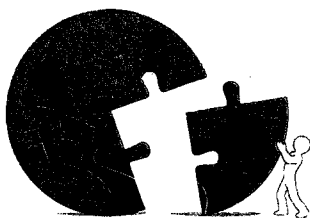
PAGE: Page 3 of 3

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 Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

201B

DATE: April 16, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863 and
CONDITIONAL USE PERMIT NO. 3681

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; GZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

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

Please Schedule for June 30, 2015

3 Extra sets were taken to:
Clerk of the Board

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
APRIL 15, 2015**

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Monteleone Meadows (formally Augie Court), Easterly of I-215, and westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Scenic Highway Commercial (CPS). The Change of Zone proposes a change from Rural Residential (R-R) to Commercial Tourist (CT). Conditional Use Permit No. 3681 is for the proposal to permit an existing weddings/receptions/special events facility comprising of outside and enclosed areas including a 17,425 sq. ft. pond, a 3,600 sq. ft. caretaker's unit, a 340 sq. ft. gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 sq. ft. reception center with storage and proposed kitchen, a 1,375.5 sq. ft. restroom and changing facility, a 600 sq. ft. restroom facility, a 280 sq. ft. office trailer with no restroom facilities, four corrals and 104 parking spaces.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

No one spoke in favor, in opposition, or in a neutral position to the proposed project.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

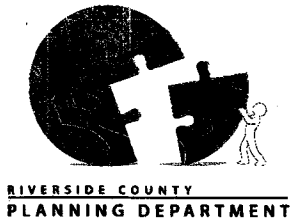
Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Leach,

A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2015-07; and,

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.



**PLANNING COMMISSION
MINUTE ORDER
APRIL 15, 2015**

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

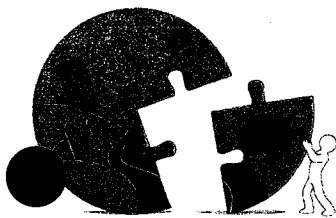
ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42499; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 928D1; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863; and,

APPROVE CONDITIONAL USE PERMIT NO. 3681.

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.



*Steve Weiss AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: April 15, 2015

To: Planning Commission

From: Matt Straite

RE: AGENDA ITEM 4.2 Additional information

Additional Letter

The attached letter from Valley Wide Park District dated April 7, 2015 was received after the staff report was published. The District has requested that the project annex into the French Valley Park and Landscape District. That will be made a condition of approval as shown below. Additionally, the letter requests that the project pay Quimby fees. These fees are required for subdivisions, not for use cases. No such requirement has been added.

Additional Condition of Approval Changes

Based on the letter discussed above, staff is proposing the following additional condition of approval:

90.Planning.30

ANNEX TO PARK DIST

PRIOR TO THE FINAL BUILDING INSPECTION the applicant shall provide proof, to the satisfaction of the Valley Wide Parks and Recreation District, that the project area has been annexed into the French Valley Park and Landscape District pursuant to the request of the District Letter dated April 7, 2015.

Fire originally added a condition requiring sprinklers be added to the existing structure, condition of approval 90.Fire.2. The Fire Department is no longer requiring this for a host of reasons, mostly because the main structure has open sides on half of the building, thus facilitating quick evacuation in the event of a fire. This does not impact the CEQA analysis as this was not a mitigation measure. The condition has been removed.

Y:\Planning Case Files-Riverside office\CUP03681\DH-PC-BOS Hearings\DH-PC\Memo\memo.docx

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4.2

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California District
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: April 15, 2015

GENERAL PLAN AMENDMENT NO. 928D1
CHANGE OF ZONE NO. 7863
CONDITIONAL USE PERMIT NO. 3681
ENVIRONMENTAL ASSESSMENT NO. 42499
Applicant: Michael and Hendrika Monteleone
Engineer/Representative: John Munroe


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The **General Plan Amendment** proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The **Change of Zone** proposes a change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (CPS). The **Conditional Use Permit** proposes to permit an existing weddings/receptions/special events facility comprising of outside and enclosed areas including a 17,425 square foot pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

The project is located in the French Valley area, more specifically it is northerly of Raven Court Road, southerly of Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road.

ISSUES OF POTENTIAL CONCERN

ADA Compatibility

The project is existing. Most of the site is currently ADA (American Disability act) compatible. They will be required to pour a concrete parking pad for vehicles that require ADA parking. The pad will be located such that it will connect to the existing flat work already on the site. There is a concrete path of travel throughout the property connecting all the features used by attendees to the site.

General Plan Amendment

The proposed project is located on a portion of the property originally submitted for General Plan Amendment No. 928. The application was submitted with several property owners. The owners agreed to split the application into individual applications, therefore, this project is now being proposed as GPA. 928D1. The "D" stands for disassembled. Any actions by the Commission will be in regards to the D1 portion of the General Plan Amendment only. In essence this project is a stand alone General Plan Amendment, apart from the other properties involved in the original GPA. All required findings are located below in the findings section of this Staff Report. Planning Staff is in support of the disassembled, because the use proposed on the applicant's parcel is quite different from the uses that

were proposed on the larger GPA928, which was all Medium Density Residential (MDR) and thus required a different kind of analysis.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

Foundation Findings

General Plan Amendment No. 928D1 falls into the Foundation Component- Regular category, 2008 Cycle, because the request to change foundations was made during the permitted 5 year (now 8 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan and Article II of Ordinance No. 348 explains that two findings must be made to justify a Foundation Component- Regular amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) And that the change would not create an internal inconsistency among the elements of the General Plan.
- b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Foundation Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment does not involve a change in or conflict with the Riverside County Vision and must not create an internal inconsistency among the elements of the General Plan.

- A. The proposed change does not conflict with the Riverside County Vision, or create an internal inconsistency.

The County General Plan vision section is structured such that values create the vision of the county. This project embodies these values. The project is consistent with all of the values, however, some select values that are especially pertinent to the project are outlined below.

- Community- the proposed project will act as a location for community gatherings such as weddings, which strengthens the self sufficiency of the community.
- Inter-relatedness- The land use change, which will make the project consistent, will help the community achieve mutually beneficial results in as much as the community will be able to host events closer to their homes.
- Balance- The Land Use designation will work in harmony with the surrounding rural uses, as this is proposed to be a rural event facility, capitalizing on the rural nature of the area.

- Creativity and Innovation- The vision calls for out of the box planning ideas. The proposed Land Use designation and the events center will fit harmoniously in the rural area and work with the elementary/middle school next door in a way that will be unique, offering tours to the school and events in a location that will capitalize on the character of the surrounding uses. Events facilities are not always a good fit in a rural area, this facility, because of the unique nature of the surrounding uses, will work well.
- Distinctiveness- This Land Use and proposed use are unique. The attributes of the facility will strengthen the character of the area. It already has in the years it has been operating.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

As mentioned above, after the 2003 General Plan was adopted the State of California elected to build a dual (elementary and middle) school on the property to the north of the project site. The State is a sovereign entity and has the right to select school sites providing they comply with CEQA. The event center contains stables, and capitalizes on the rural nature of the area to promote an ambiance for the guests of the facility. So while the school is acting as the change agent for the General Plan Amendment, the project will still work within the rural nature of the surrounding area.

Additionally, since 2003 the property to the west of the site has been planned to place over 300 acres of previously developable property into permanent conservation, over a period of time. This is important because it will prevent this foundation change from starting a ripple effect that would continue to erode the rural nature of the area. The new 300 acres of conservation land will act as a hard line to prevent any other urbanizing land use changes that may be triggered from the applicants proposed change. The area to the west will continue to be in open space into perpetuity and will ultimately be under ownership of the RCA.

Additional Findings and Analysis

While foundation findings are required, because the Land Use designation itself is also changing (from Rural Residential to Low Density Residential), additional findings are required for that change as well. The five required findings for the Land Use change are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision.
 - (2) Any General Plan Principal set forth in General Plan Appendix B.
- b. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan.
- c. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- d. The change would not create an internal inconsistency among the elements of the General Plan.

- e. That there are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan.

Consideration Analysis:

Two of these were addressed previously: a(1) and e. The three additional required for the designation change are analyzed here:

a(2): The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan. There are 15 planning principals in the Appendix, the project is consistent with all principles applicable to a General Plan change (some are County wide, others are project specific).

- Specifically, Principal I,C, Maturing Communities, discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in intensity for the many reasons outlined in the staff report, mainly on the change with the school.
- Principal I,G, Efficient Land Use, discusses the efficient use of the land, and explains that higher intensity should be appropriate for the area. For the reasons outlined in this memo and the staff report, the intensity proposed by this development is appropriate at this time. The school site next door operates during normal operating hours. The events facility project will be a good neighbor because it will function largely when the school is not operating and will not conflict with the neighboring use. The site is bordered to the west by an open space conservation area, to the east the noise from the use is buffered through the design, namely stables that are located between the use and the nearest home to the east, which is also owned by the application (family resides there). The neighbors to the south are still residential, however the design of the facility is well away from sensitive receptors.
- Principal II,A, Environmental Protection Principles, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document.
- Other principals address compatibility. The use has been operating there for many years with minimal complaints from any neighbors, including the school which occasionally brings field trips to the facility to see the animals.
- Principals in section V,8, Agriculture Principals, pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.
- Principal VI,3, Rural Development Principals, explains that in areas where rural character is clearly established, its nature is such that intensification is impractical, and its current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan. The proposed event facility capitalizes on the rural nature of the surrounding community to provide ambiance for the facility. The design maintains a rural feel, so the character of the rural area will be retained.

b: Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.

c: As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan.

d: The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #7): Community Development: Commercial Tourist (CD:CT)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south and west, Community Development : Medium Density Residential (CD:MDR) to the east.
3. Proposed Zoning (Ex. #3): Scenic Highway Commercial (CPS)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, south, east and west.
5. Existing Land Use (Ex. #1): Single family residence and an existing special event facility.
6. Surrounding Land Use (Ex. #1): A rural residential home is located to the south and to the east, vacant graded land to the west, and an existing elementary school to the north.
7. Project Data: Total Acreage: 9.09
8. Environmental Concerns: See attached Environmental Assessment No. 42499

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-07 recommending adoption of General Plan Amendment No. 928D1 to the Riverside County Board of Supervisors with the addition of the three parcels identified in the staff report;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42499**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE **GENERAL PLAN AMENDMENT NO. 928D1**, amending the General Plan Land Use designation for the subject property from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) as shown in Exhibit 7,

based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7863, amending the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (CPS), based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors and,

APPROVE CONDITIONAL USE PERMIT NO. 3681, 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 and in attached Environmental Assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) of the Southwest Area Plan.
2. The proposed use, wedding/reception/special event facility, is permitted use in the Community Development: Commercial Tourist (CD:CT) designation.
3. The surrounding project site properties are designated Rural Residential (R:RR) (5 Acre Minimum to the north, south and east, Community Development: Medium Density Residential (CD:MDR) to the east.
4. The proposed project is consistent with the vision, as modified by the school, of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan. Staff reviewed the proposed change against all policies of the General Plan.
5. The proposed change would allow an increase in intensity; however, the school presents similar noise and traffic concerns compared to the event facility proposed.
6. To the west of the site is a large conservation area. The proposed General Plan change is buffered from the conservation area by a parcel that will remain in RR.
7. New conditions or circumstances disclosed during the review process justify modifying the General Plan. The State elected to build a school on the property to the north of the project site.
8. Additional new conditions or circumstances disclosed during the review process justify modifying the General Plan include a significant lawsuit has been settled regarding the property to the west of the site that will place over 300 acres of previously developable property into permanent conservation, over a period of time. This proposed GPA will not create a need for similar land use changes on surrounding property that will erode the character of the area any further. The area to the west will continue to be in open space into perpetuity.
9. The General Plan allows for changes to the Land Use Designations. The proposed change is consistent with the principals of the General Plan contained in Appendix B of the General Plan.

There are 15 planning principals in the Appendix, the project is consistent with all principals applicable to a General Plan change (some are County wide, others are project specific).

- Specifically, Principal 1,C discusses the different maturity rates of different communities. This community, in the opinion of staff, is ready for this increase in density for the many reasons outlined in the staff report, mainly on the change with the school.
 - Principal 1,G discusses the efficient use of the land, and explains that higher intensity should be appropriate for the area. For the reasons outlined in this memo and the staff report, the intensity proposed by this development is appropriate at this time. The school site next door is a noisy use which also creates a lot of traffic. The events facility project will be a good neighbor because it will function largely when the school is not operating (at night) and will not conflict with the neighboring use. The site is bordered to the west by an open space conservation area, to the east the noise from the use is buffered through the design, namely stables that are located between the use and the nearest home to the east, which is also owned by the application (family resides there). The neighbors to the south are still residential, however the design of the facility helps minimize noise to impacts to their project.
 - Principal 2,A, discussing environmental protection, and B, discussing habitat preservation and the need for MSHCP consistency, are addressed in the MSHCP review of the project and through the CEQA document.
 - Other principals address compatibility. The use has been operating there for many years with minimal complaints from any neighbors, including the school which occasionally brings field trips to the facility to see the animals.
 - Principal 6,3 explains that in areas where rural character is clearly established, its nature is such that intensification is impractical, and its current residents/property owners strongly prefer a continued rural lifestyle, should be retained as rural in the General Plan. The proposed event facility capitalizes on the rural nature of the surrounding community to provide ambiance for the facility. The design maintains a rural feel, so the character of the rural area will be retained.
 - Principals in 8 pertain to the certainty system. Because this application was submitted in the permitted 5 year window, the project is consistent with this Principal.
10. Upon approval, the foundation will be consistent. Because this application was submitted in the permitted 5 year window, the project is consistent with the certainty principal.
 11. As outlined in the consistency with the principals above, the project is consistent with the purposes of the General Plan.
 12. The project would not create an internal inconsistency within the General Plan. The project was reviewed against the policies of the General Plan, and found to be consistent with them.
 13. SB-18 Tribal Consultation was requested. One meeting with the Pechanga occurred. Consultation was concluded.
 14. The project is consistent with the vision and principals of the General Plan.
 15. The project will aid in transition between urban development to the north and large rural lots to the south.
 16. The MSHCP areas to the west and the school to the north of the site act as natural barriers to the area.

17. The proposed project will contribute to the achievement of the purposes of the General Plan and not create any inconsistencies.
18. The zoning for the subject site is Rural Residential (R-R).
19. The project site is surrounded by properties which are zoned Rural Residential (R-R).
20. The proposed zoning on the site is Scenic Highway Commercial (CPS). The activity proposed is not specifically listed in the zone as a permitted use with a Conditional Use Permit; however, the use is similar in character and intensity to other uses listed in this zone, including, billiard and pool halls, bowling alleys, bars and lounges. These uses are similar to the proposed use in that , people will travel to the site for recreation, catering services may be used on site and the sites may feature a kitchen for food preparation. The proposed use is also similar to dance halls, in so far as there will be music on the site, wedding chapels and the primary use of the site will be weddings. Therefore, the proposed use will generate similar traffic and noise as the specifically listed uses. A determination that a use is similar in character and intensity to other uses is permitted by Article IXb Section 9.50,D,1,e.
21. The proposed use is consistent with all developments standards of the Scenic Highway Commercial (CPS) zone.
22. The existing reception center (4,100 sq. ft.) is surrounded by rural residential homes located to the south and southwest, horse pastures and a residence to the east, vacant graded land to the west, and an existing elementary school to the north.
23. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. The two subject parcels identified in this project have undergone a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process. No conservation as required.
24. This project is located within a City of Murrieta Sphere of Influence. And as such, is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
25. The proposed wedding/reception/special event facility is not located within a high fire hazard severity zone, but located within a State Responsibility Area.
26. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
27. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts. There is signage along Briggs Road indicating the property entrance.

28. The project was reviewed for CEQA purposes in EA42499 and was determined to have no impact on the environment. A Negative Declaration has been prepared.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed 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 contribute to the 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. An Alquist-Priolo earthquake fault zone;
 - b. A 100 year flood plain;
 - c. A high fire danger area;
 - d. An area of very low, low, and moderate liquefaction;
 - e. A dam inundation area;
 - f. Community Service Area; and
 - g. A Recreation and Park District.
3. The project site is located within:
 - a. The Southwest Area Plan;
 - b. The City of Murrieta sphere of influence;
 - c. Stephen's Kangaroo Rat Fee Area;
 - d. The boundaries of Murrieta Valley Unified School District;
 - e. Eastern Municipal Water District (EMWD);
 - f. A State Responsibility Area for fire prevention; and
 - g. The Santa Margarita Watershed.
4. The subject site is currently designated as Assessor's Parcel Number 480-090-009 and 480-090-010.

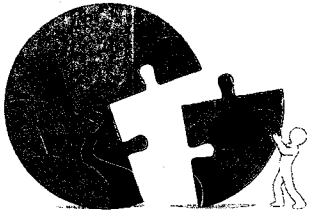
GENERAL PLAN AMENDMENT NO. 928D1
CHANGE OF ZONE NO. 7863
CONDITIONAL USE PERMIT NO. 3681
Planning Commission Staff Report: April 15, 2015
Page 10 of 10

MS

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Date Prepared: 01/15/15

Date Revised: 03/20/15



*Steve Weiss AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: April 15, 2015

To: Planning Commission

From: Matt Straite

RE: AGENDA ITEM 4.2 Additional information

Additional Letter

The attached letter from Valley Wide Park District dated April 7, 2015 was received after the staff report was published. The District has requested that the project annex into the French Valley Park and Landscape District. That will be made a condition of approval as shown below. Additionally, the letter requests that the project pay Quimby fees. These fees are required for subdivisions, not for use cases. No such requirement has been added.

Additional Condition of Approval Changes

Based on the letter discussed above, staff is proposing the following additional condition of approval:

90.Planning.30 ANNEX TO PARK DIST

PRIOR TO THE FINAL BUILDING INSPECTION the applicant shall provide proof, to the satisfaction of the Valley Wide Parks and Recreation District, that the project area has been annexed into the French Valley Park and Landscape District pursuant to the request of the District Letter dated April 7, 2015.

Fire originally added a condition requiring sprinklers be added to the existing structure, condition of approval 90.Fire.2. The Fire Department is no longer requiring this for a host of reasons, mostly because the main structure has open sides on half of the building, thus facilitating quick evacuation in the event of a fire. This does not impact the CEQA analysis as this was not a mitigation measure. The condition has been removed.

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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) 863-7040

"Planning Our Future... Preserving Our Past"



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

**BOARD OF
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Director

Matthew Duarte
Director

Dean Wetter
General Manager

April 7, 2015

Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 925020-1409

**RE: GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863,
AND CONDITIONAL USE PERMIT NO. 3681**

Dear Mr. Straite:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. The project is required to annex into the French Valley Park and Landscape Maintenance District.
2. In lieu of providing a park, the developer shall pay Quimby Fees.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District

2
3 **RESOLUTION NO. 2015-007**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 928D1**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 15, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on April 18, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

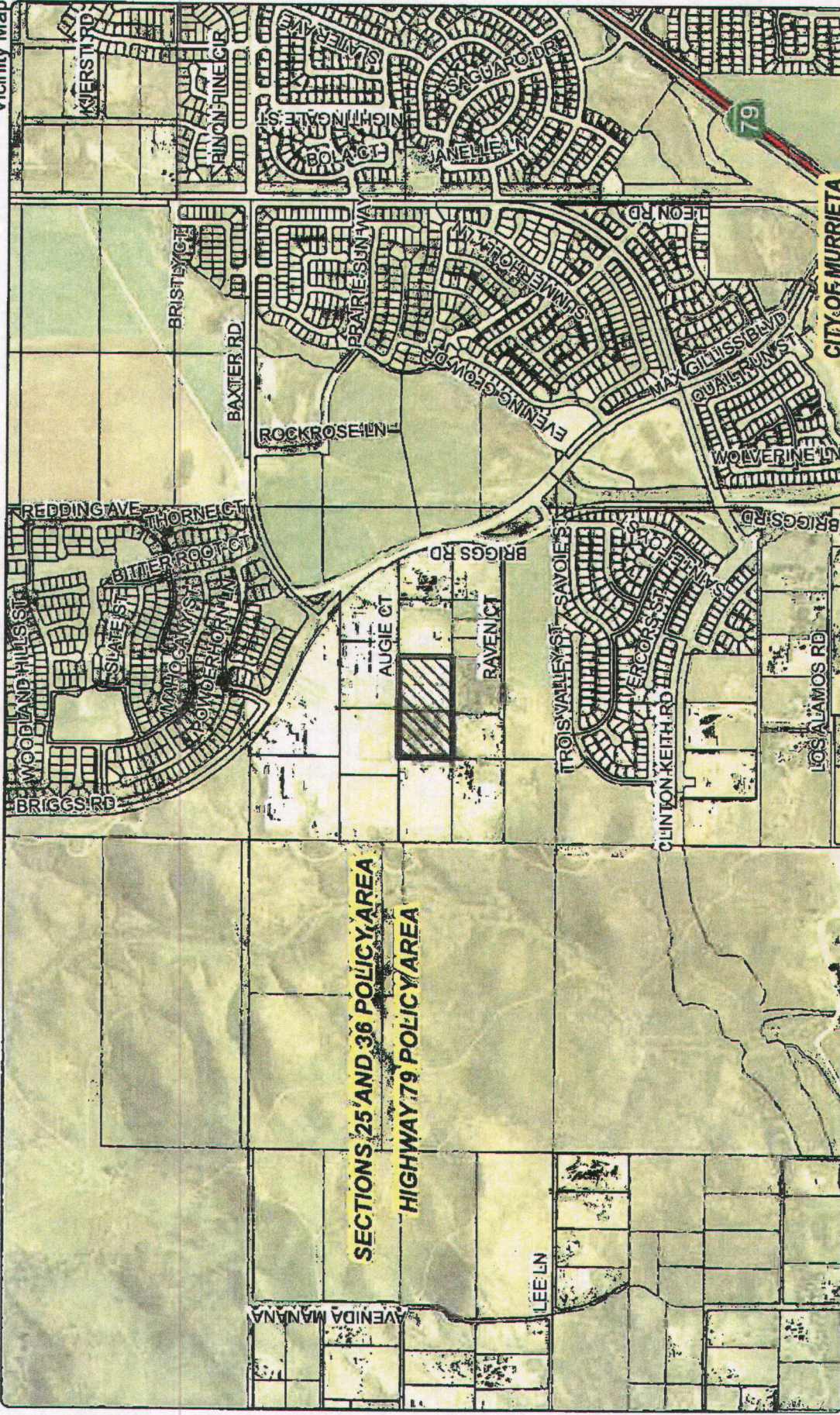
21 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
22 Assessment No. 42499; and,

23 **ADOPTION** of General Plan Amendment No. 928D1.
24
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07863 GPA0928D1 CUP03681
VICINITY/POLICY AREAS

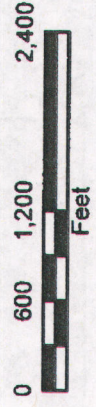
Supervisor Washington
 District 3

Date Drawn: 03/18/2015
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use policies. The information on this map is based on the General Plan adopted on October 7, 2014. For further information, please contact the Planning Department at (951) 261-2277. (Planning Department) or visit the website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

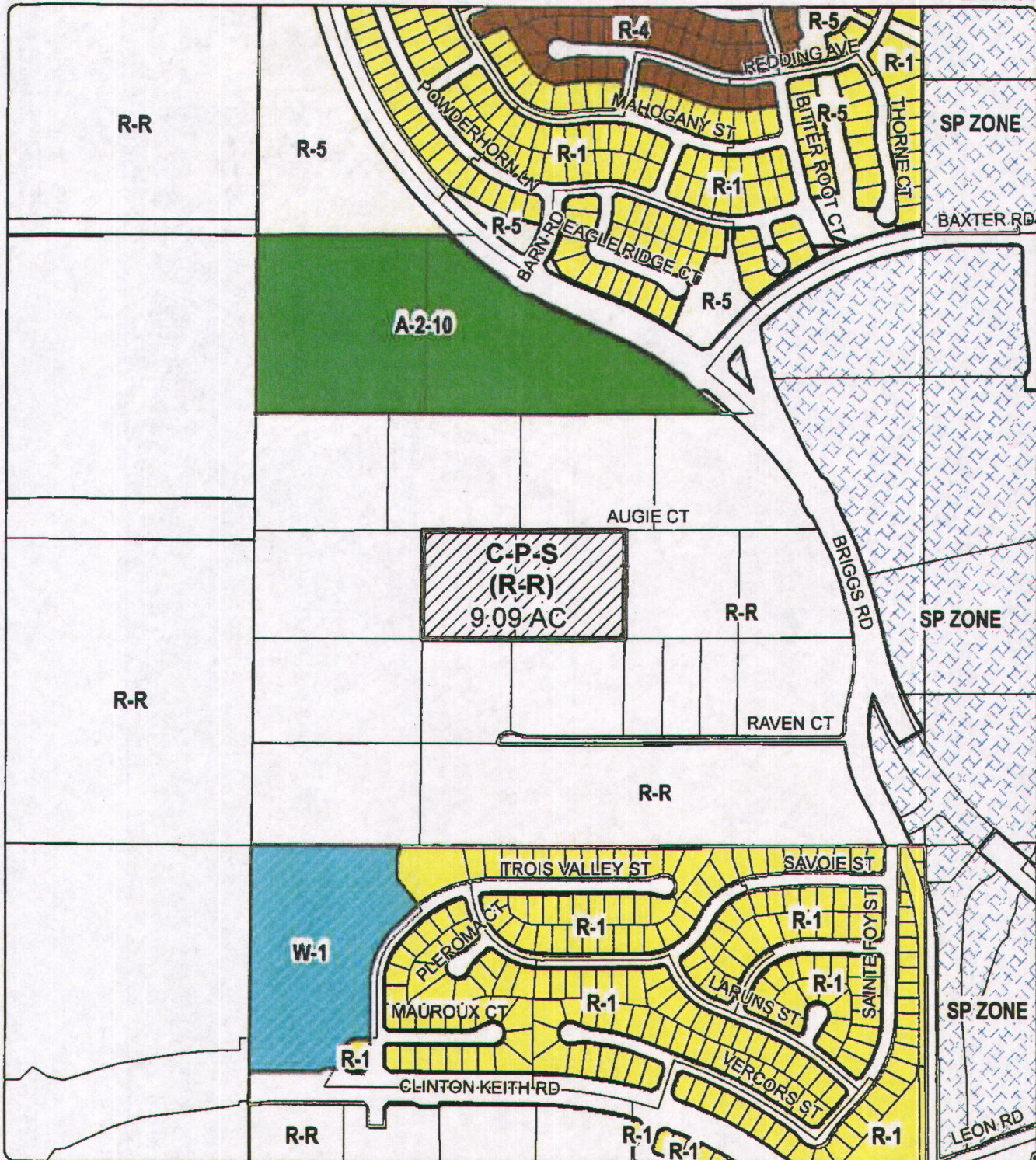
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Supervisor Washington
District 3

Date Drawn: 03/18/2015

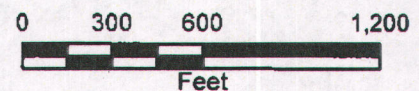
Exhibit 3

PROPOSED ZONING



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.rcplima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

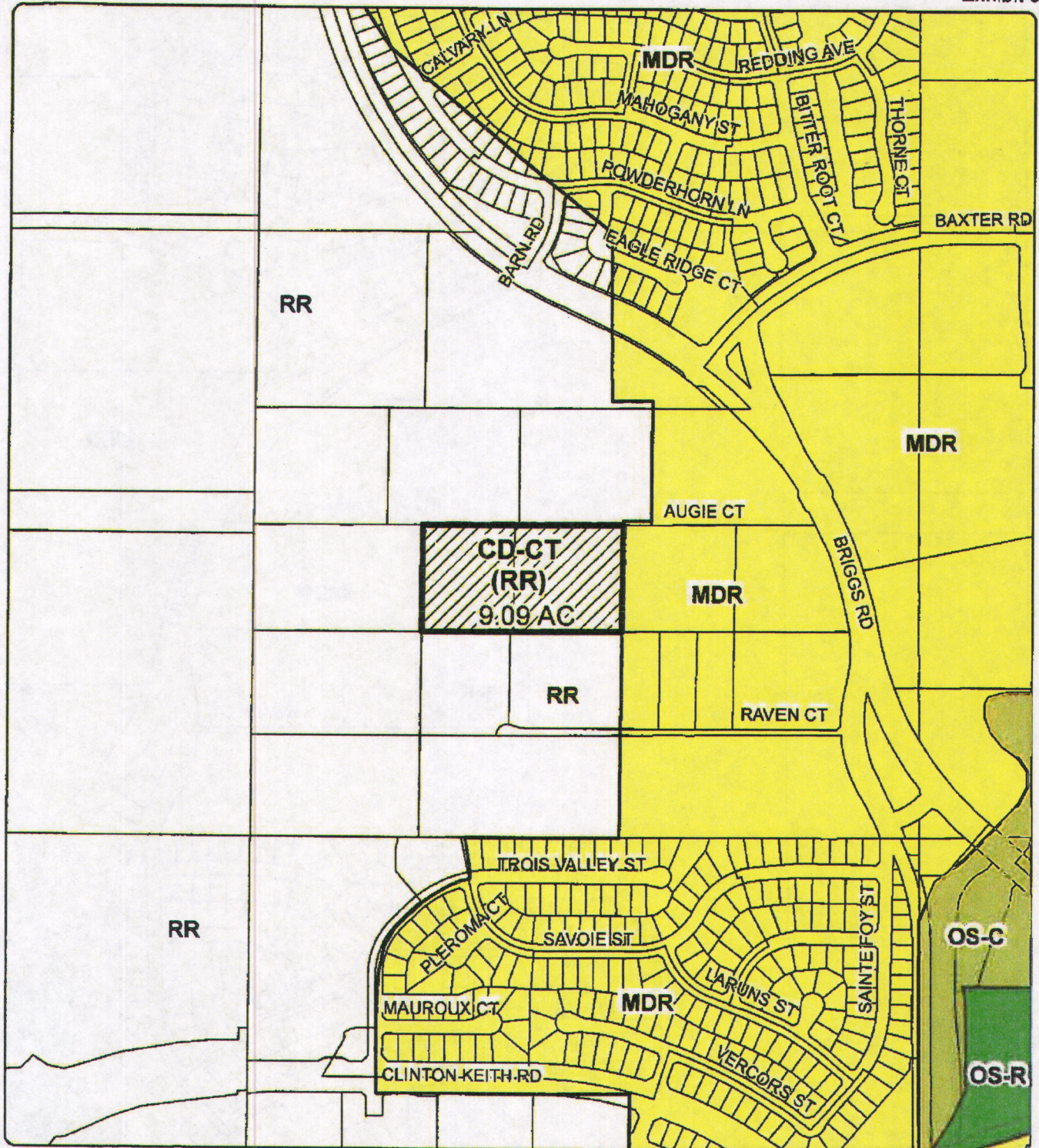
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Supervisor Washington
District 3

PROPOSED GENERAL PLAN

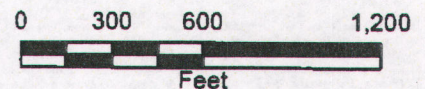
Date Drawn: 03/18/2015

Exhibit 6



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>

RIVERSIDE COUNTY PLANNING DEPARTMENT

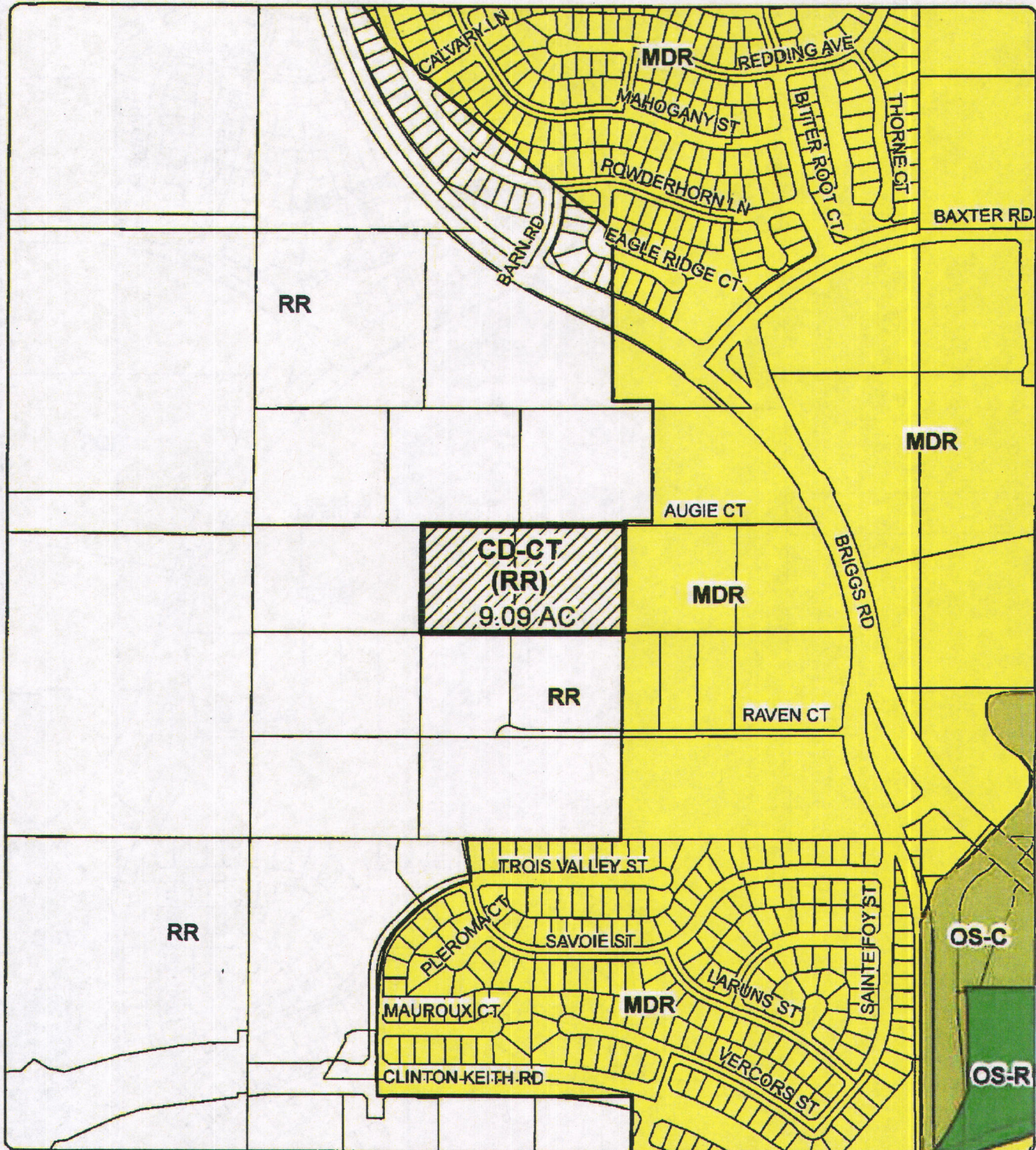
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Supervisor Washington
District 3

RECOMMENDED GENERAL PLAN AMENDMENT

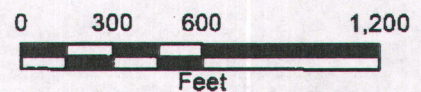
Date Drawn: 03/18/2015

Exhibit 6



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)863-6277 (Eastern County) or Website <http://planning.rctdme.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07863 GPA0928D1 CUP03681

Supervisor Washington
District 3

Date Drawn: 03/18/2015

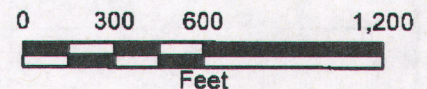
Exhibit 1

LAND USE

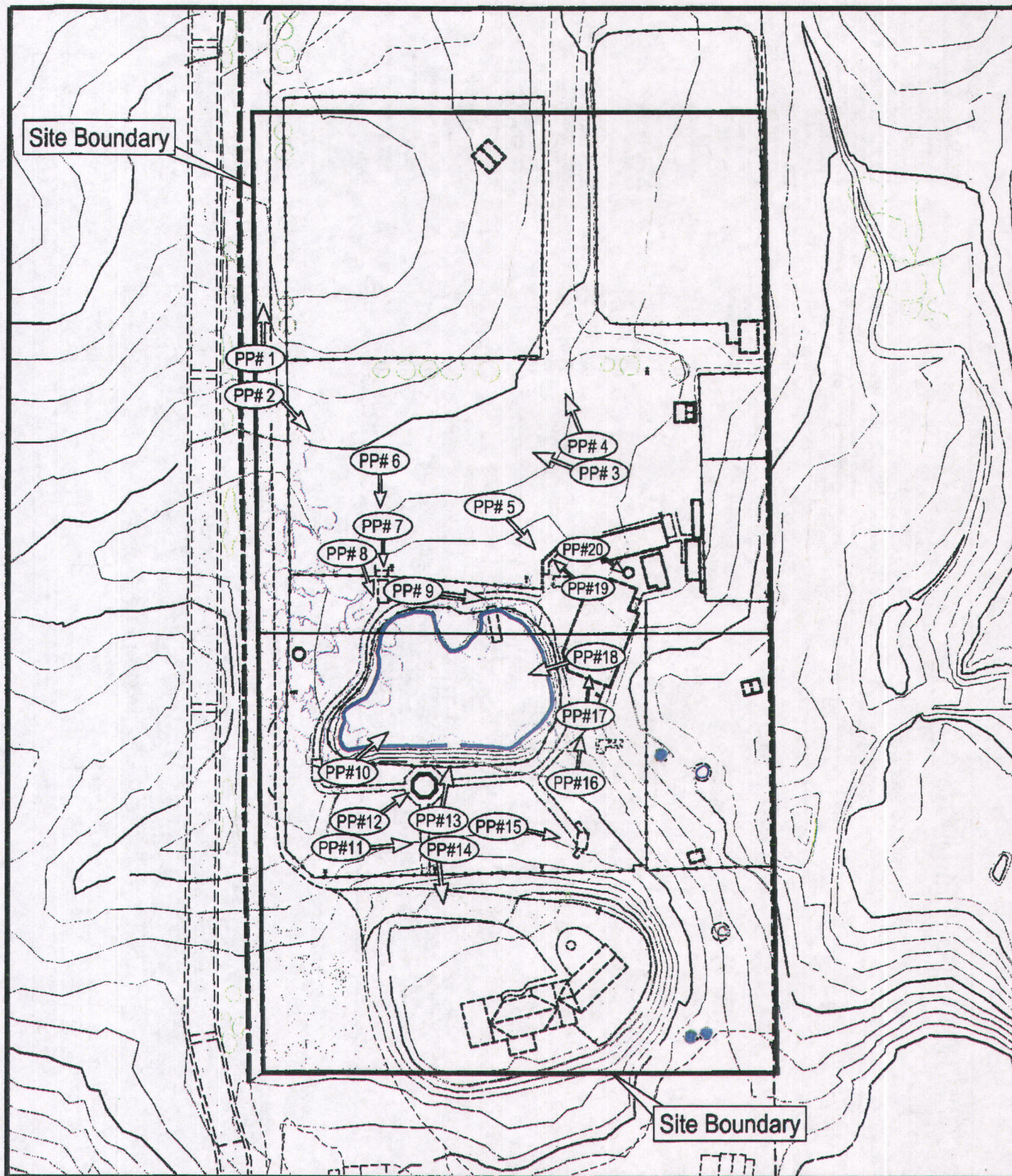


Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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.rcjms.org>



PP# = Photo Point Location & Number

0 120 240 Feet

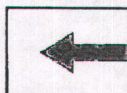


PHOTO POINT MAP

CUP No. _____

MONTELEONE MEADOWS

PP#1: View of access road from the main entrance, looking East



PP#2: View of main entrance from the access road, looking West



PP#3: View of main entrance from the parking area, looking North

PP#4: View of the corrals from the parking area, looking East

PP#5: View of facilities from the parking area, looking South



PP#6: View of entry from the parking area, looking West



PP#7: View of entry and wooden foot bridge, looking West

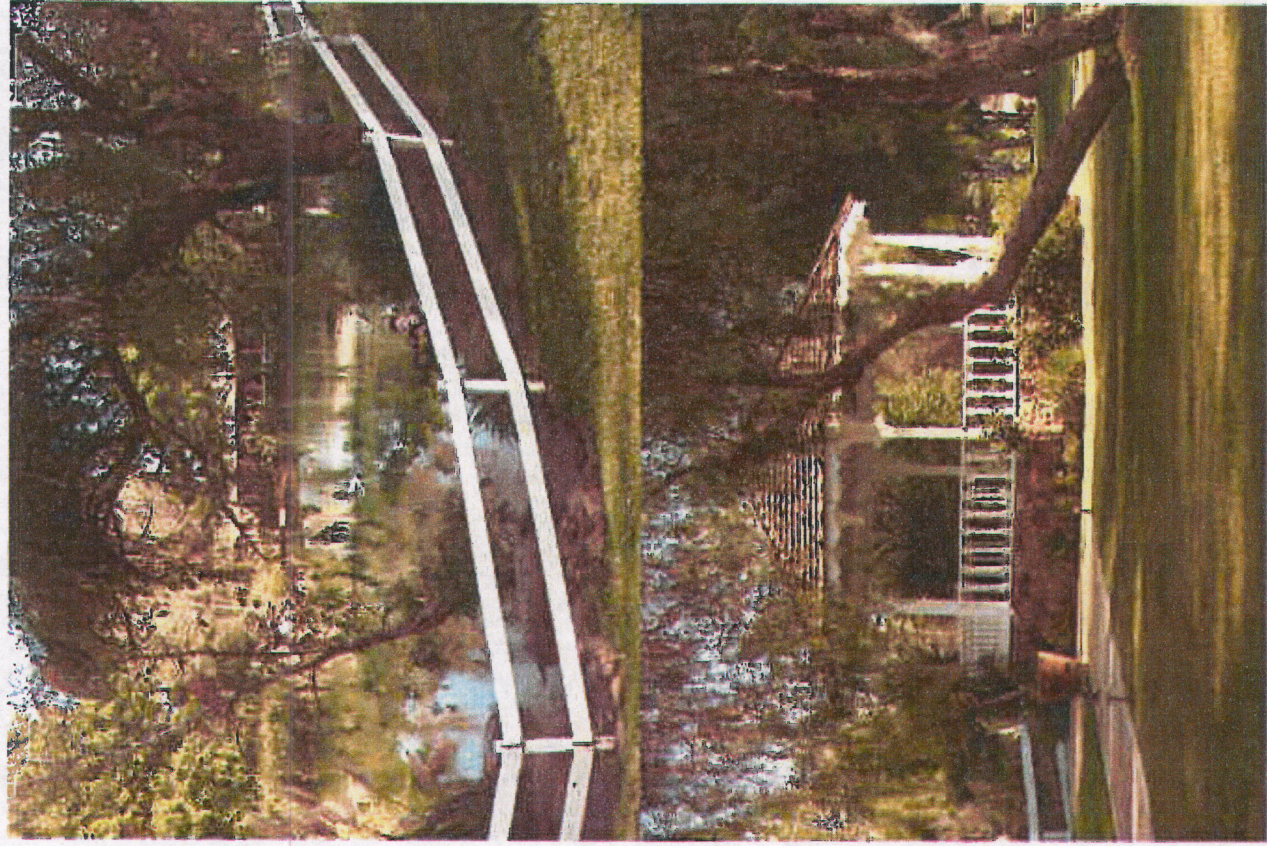
PP#8: View of wooden footbridge and pond area, looking West

PP#9: View from foot bridge of pond and pathway, looking South



PP#11: View of grounds including gazebo & BBQ area, looking South

PP#10: View of pond and reception facilities, looking South



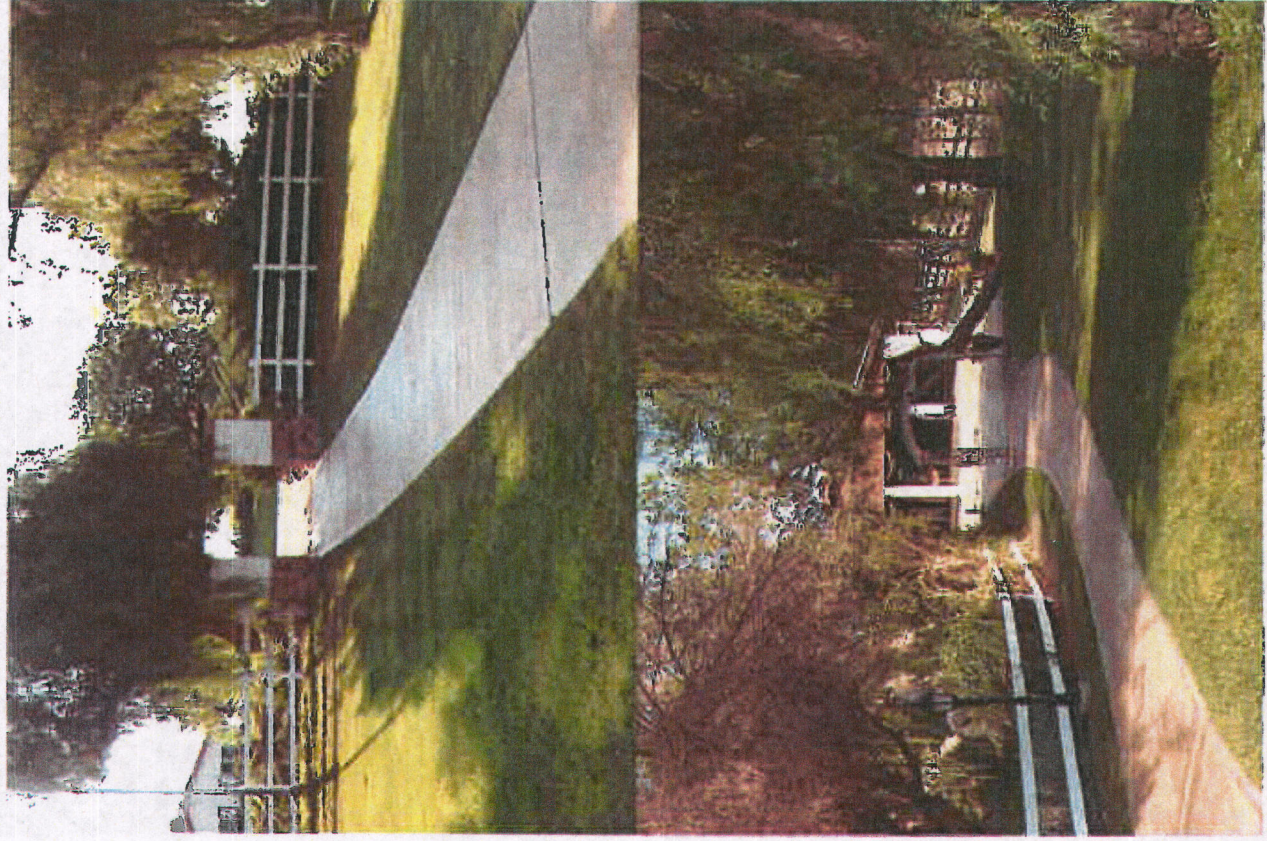
PP#12: View of grand gazebo/european bandstand, looking South

PP#13: View of pond including rock waterfall and dock, looking East



PP#15: View from grounds of BBQ area, looking South

PP#14: View of pathway from grounds to residence, looking West



PP#16: View of pathway to reception facilities, looking East



PP*17: View of reception facilities, looking East



PP*19: View of courtyard & BBQ Northeast of reception facilities

PP*18: View of pond from reception facilities, looking North



PP*20: View of courtyard area near bridal rooms, restrooms, and reception facilities



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42499

Project Case Type (s) and Number(s): Conditional Use Permit (CUP) 3681, General Plan Amendment (GPA) 928D1, Zone Change (ZC) 07863

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-3200

Applicant's Name: Michael and Hendrika (Hennie) Monteleone

Applicant's Address: 35245 Briggs Road, Murrieta, California 92563

I. PROJECT INFORMATION

A. Project Description:

The project is the conditional permitting of existing special events facilities on Monteleone Meadows the grounds located at 35245 Briggs Road, Murrieta, north of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road within the French Valley community of the Southwest Area Plan, Rancho California Zoning District. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres.

Monteleone Meadows is a private venue specializing in weddings, receptions, anniversaries birthday parties, banquets, and other special events. Services include food and alcohol vending, horse and carriage rides, and an on-site florist. Services from off-site vendors include music, photography, and bartending. Typical hours of operation are from 4:00 PM to 10:00 PM Friday, Saturday, and Sunday although occasionally events are held during the week between 6:00 PM and 9:00 PM. Tours are conducted during the week by appointment only. The facilities can accommodate a maximum of 200 attendees per event. One employee is currently staffed at the facility and approximately 10 staff host events that includes bartenders, caterers, and other support staff.

The project includes a General Plan Amendment (GPA) to change the project site land use designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Tourist (CD:CT). The purpose of the GPA is to support the existing on-site use as special event facility. A concurrent Change of Zone (CZ) is included to update the project site zoning district to Scenic Highway Commercial (CPS) to reflect the change in land use. No construction or change in existing operations is proposed as part of this project.

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

C. Total Project Area: 9.09 gross acres

Residential Acres:	N/A	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Other Acres:	9.09	Lots: 2	Sq. Ft. of Bldg Area: 10,296	Est. No. of Employees: 1

D. Assessor's Parcel No(s): 480-090-009 & -010

- E. Street References:** North of Raven Court Road, south of Monteleone Meadows Drive, east of Interstate 215, and west of Briggs Road
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 3 West, Section 31, San Bernardino Base Meridian
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently developed with the above described wedding facilities in addition to a 3,600 square-foot single-family residence with attached garage on the westerly portion of the property. The event area is characterized by turf and pepper trees. Gravel is located in the parking area and the remainder of the property is characterized as ruderal/barren. Portions of the property are lined with eucalyptus trees. The project site was historically underlain primarily with Escondido fine sandy loam and the remaining portions of the site with Friant fine sandy loam and Honcut loam. Lisa J. Mails Elementary School and sports fields are located north of the project site. A primarily vacant residential parcel is located west of the project site and is developed with accessories buildings. Single-family residential development is located east and south of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is currently designated R:RR (Rural: Rural Residential 5 Acre Minimum). The project includes a General Plan Amendment to change the project site's land use designation to CD:CT (Community Development: Commercial Tourist). The existing use is consistent with the proposed land use designation.
- 2. Circulation:** Adequate access to the project site is provided via driveways on Monteleone Meadows Drive, with local access provided via Briggs Road to the east and regional access via State Route 79 (Winchester Road) consistent with the General Plan Circulation Element. The project does not include any modifications to any roadways that could conflict with the General Plan Circulation Element.
- 3. Multipurpose Open Space:** The project does not include any physical changes to the environmental that could result in conflicts with the preservation and protection of natural, agricultural, and open space resources as supported by the policies of the General Plan Multipurpose Open Space Element.
- 4. Safety:** The project includes no new construction or uses that could expose persons or structures to natural or manmade hazards in conflict with the policies of the General Plan Safety Element. Adequate emergency access is provided via Monteleone Meadows Drive and no changes to this roadway are proposed as part of the project.
- 5. Noise:** The project will generate no new temporary, periodic, or permanent noise sources that could expose persons to noise levels in excess of County standards enumerated in the General Plan Noise Element.
- 6. Housing:** The project does not include the removal of any housing units that could conflict with the policies of the General Plan housing Element.
- 7. Air Quality:** The proposed project includes no construction and no new operational component that could generate criteria pollutants, toxics air contaminants, or odors that

could conflict with the General Plan Air Quality Element or the regional Air Quality Management Plan.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Rural: Rural Residential (RR) to the west, Rural: Rural Residential (RR) to the south, Rural: Rural Residential (RR) to the east, and Community Development: Public Facilities (PF) to the north.

4. **Overlay(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: RR (Rural Residential)

J. Proposed Zoning, if any: Scenic Highway Commercial (CPS)

K. Adjacent and Surrounding Zoning: RR (Rural Residential) to the north, east, south, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

3/18/15
Date

Matt Straite, Project Planner
Printed Name

For Steve Weiss AICP Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways". Caltrans, Scenic Highway Mapping System, Riverside County.

Findings of Fact:

a) The project is not located on any or within the viewshed of any County eligible, State eligible, or State designated scenic highway. No impact will occur.

b) The project includes no construction activities or physical modification to the project site that could damage any scenic resource. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☐ ☒

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located in the Mt. Palomar Observatory 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance 655 identifies requirements for installation of lighting within Zone B that includes restrictions on the use of lighting above 4050 lumens. The project does not include any changes to the existing lighting on the project site and will be subject to lighting regulations when lighting is replaced in the future. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

☐ ☐ ☐ ☒

b) Expose residential property to unacceptable light levels?

☐ ☐ ☐ ☒

Source: Ordinance No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project includes no new sources of light or glare that could affect day or nighttime views. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

b) The project includes no new sources of light that could affect surrounding residential or other properties. Future replacement of lighting will be subject to Ordinance 655 regulating the intensity, shielding, and direction of lighting. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009

Findings of Fact:

a) According to the County General Plan GIS database, the project is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur as a result of the project.

b) According to the County GIS database and the 2008-2009 Williamson Act Program Map, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The proposed project would not include any new construction or uses. Surrounding sites also do not support agricultural uses. Therefore, no impact will occur.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Southwest Area Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook.

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

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The project will not result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD, as the project does not propose any construction activities or changes in operations. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. No impact will occur.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is not considered a *significant project*. Although this project includes a General Plan Amendment it required to reconcile the underlying land use designation with the existing on-site use. No expansion of the existing on-site use or potential for expansion could occur as a result of the proposed General Plan Amendment.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP. No impact will occur.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

The proposed project does not involve any earth moving activities, construction of new facilities, renovation of existing structures, or changes in existing operations. The project includes of a General Plan Amendment and Zone Change to reconcile land use and zoning requirements with the existing on-site use. As such, no project-related emissions modeling was conducted for the proposed project. Because the project does not include any physical changes to the environment and does not include a change in operations, new project-related emissions will not occur. No impact will occur.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include rural-residential to the south and east, and an elementary and middle school to the north that are considered to be sensitive receptors. The project does not include any construction activities or changes in existing operations that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) As indicated in Section 6 b-c, the project will not place sensitive receptors within one mile of an existing substantial point source emitter because the project includes no construction of any

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development and no changes in operations that could include new sensitive receptors. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above uses or processes and includes no construction or operational changes. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area designated Criteria Cell. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan and is identified as being a part of Cell Group "Z". The project site is located in Cell 5476. The two subject parcels identified in this project have undergone a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process whereby said lots will be required to conform to additional plan wide requirements of the WMSHCP as identified and mitigated in EA 42499. It has been concluded in the HANS review that the project will fulfill those requirements. No conservation is required.

Additionally, because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan because there is no construction or operational changes that could result in such conflicts. No impact will occur.

b-c) A brief survey was conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. According to the California Natural Diversity Database (CNDDB), the following sensitive, special status species have been recorded within the project vicinity: Arroyo toad (*Anaxyrus californicus*); Swainson's hawk (*Buteo swainsoni*); coastal California gnatcatcher (*Poliophtila californica californica*); least Bell's Vireo (*Vireo bellii pusillus*); vernal pool fairy shrimp (*Branchinecta lynchi*); Riverside fairy shrimp (*Streptocephalus woottoni*); quino checkerspot butterfly (*Euphydryas editha quino*); San Bernardino kangaroo rat (*Dipodomys merriami parvus*); Stephen's kangaroo rat (*Dipodomys stephensi*); San Diego button celery (*Eryngium aristulatum* var. *parishii*); California Orcutt grass (*Orcuttia californica*); and spreading navarretia (*Navarretia fossalis*). Although these species have been recorded in the vicinity of the project site, because the project includes no construction and no changes in operations, impacts to candidate, sensitive or special status species will not occur.

d) The project does not propose any new construction or changes in existing operations that could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. The project does not include any new construction or changes in existing operations that could impact these resources. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, because it includes no construction of changes in existing operations that could conflict with such policies. No impact will occur.

Mitigation: No mitigation measures are required.

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

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

Source: N/A

Findings of Fact:

a-b) The proposed project is located on a completely developed site. The project does not include any demolition, construction, or renovation of existing facilities and does not includes any changes in existing operations that could impact any historic resource. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: N/A

Findings of Fact:

a-b) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. The project includes no changes to existing on-site operations. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not alter or destroy an archaeological site nor will it cause a substantial change in the significance of an archaeological resources pursuant to California Code of Regulations, Section 15064.5. No impact will occur.

c) The project site has not been previously used as a cemetery. The proposed project does not involve any ground disturbing or earth-moving activities that could potentially disturb human remains. Standard Conditions of Approval are included that address any instances where human remains are discovered. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not restrict any religious or sacred uses within the area as it includes no construction of changes in existing operations. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

a) The proposed project is located on a completely developed site. The project does not include any grading or earth moving activities as no demolition, construction or renovation is proposed as part of the project. Due to the highly disturbed nature of the project site and lack of earth moving activities, the proposed project will not directly or indirectly destroy a unique paleontological resource or geologic feature. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Elsinore Fault which is approximately 5.35 miles southwest of the project site. The proposed project does not include any earth moving activities, demolition of existing facilities, construction of new structures or changes in existing operations. As such, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, due to faults or other earthquake-related hazards. No impact will occur.

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

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The project site is not located in an area that is susceptible to liquefaction. The project does not include any construction that could expose people or structures to liquefaction. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking? ☐ ☐ ☐ ☒

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

Findings of Fact:

The principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 5.35 miles southwest at the base of the Santa Ana Mountains. The proposed project does not include any new construction or changes in existing operations. The existing facility will remain as-built. No physical changes to the project site or surrounding environment are proposed that could expose people or structures to strong seismic ground shaking. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

☐ ☐ ☐ ☒

Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project site is relatively flat and has been previously developed. The existing facilities consist of 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. The proposed project does not include any physical changes to the project site or surrounding area that could expose people or structures to landslides. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

☐ ☐ ☐ ☒

Source: Riverside County TLMA GIS.

Findings of Fact:

a) The project is not located in an area of susceptibility for subsidence. The project site has been previously developed and is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that could expose people or structures to ground subsidence. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones".

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The project does not include any construction or changes to existing operations that could expose people or structures to any geologic hazards. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: N/A.

Findings of Fact:

a) The project site is relatively flat and has been previously developed. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. As such, the proposed project will not change the topography or ground surface relief features of the project site or surrounding areas. No impact will occur.

b) The proposed project does not include any physical changes to the project site or the surrounding area. No cut and fill slopes are proposed as part of project development. No impact will occur.

c) The proposed project does not include any grading activities or physical changes that would require subsurface activities. No new construction or renovation is proposed as part of the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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where sewers are not available for the disposal of waste water?

Source: N/A.

Findings of Fact:

a) The proposed project will not result in the loss of topsoil from grading activities because no grading activities are proposed as part of the project. No earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations are proposed that could result in substantial soil erosion or loss of topsoil. No impact will occur.

b) The proposed project site is currently developed with a 17,245 square-foot pond, a 3,600 square-foot caretaker's quarters, a 340 square-foot gazebo, two outdoor barbeque (BBQ) structures, an outdoor bar, a 4,100 square-foot reception center with attached storage and kitchen, a 1,376 square-foot restroom and changing facility, a 600 square-foot restroom, a 280 square-foot trailer, four corrals, and 104 parking spaces on 9.09 gross acres. No physical changes to the project site or surrounding areas are proposed as part of the project. As such, the project will not create a substantial risk to life or property as a result of being located on expansive soil. No impact will occur.

c) The project includes no construction or changes in existing operations that could result in the need for septic systems. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☐ ☒

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☐ ☒

Source: N/A.

Findings of Fact:

a) Implementation of the proposed project will not involve earth moving or grading activities. Moreover, no physical changes to the project site or the surrounding area are proposed as part of the project. As such, no changes in deposition, siltation, or erosion that may modify the channel of a river or stream will occur. No impact will occur.

b) The potential for on- or off-site erosion will not increase because no grading or earth-moving activities are proposed as part of the project and the project will not include any physical changes to the project site or surrounding areas. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

☐
☐
☐
☒

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is not located in an area of susceptibility for wind erosion. The proposed project does not include any grading or earth-moving activities that would create wind erosion. No changes in land use are proposed for the project site that would increase wind erosion or blowsand either on- or off-site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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☐
☐
☒

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

☐
☐
☐
☒

Source: N/A

Findings of Fact:

a) The project is not proposing any changes or new construction of any kind. So there will be no impacts from any construction. The operations of the facility will not create a new impacts as the facility has been operating for some time and no new impacts are proposed. The current operation occurs only a few days a week and the number of cars are below any threshold that would require an analysis. No impact will occur.

b) Because the project will not include any physical changes to the project site or surrounding areas and no increase in existing operation, the project will not increases greenhouse gas emissions and therefore could not conflict with any state and regional plans reduce GHG emissions. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Southwest Area Plan, Hazards Section.

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because no construction or changes in existing operations are proposed. No impact will occur.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because no construction or changes in existing operations are proposed. No impact will occur.

c) Access to the existing development is provided via a driveway on Monteleone Meadows Drive. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations; therefore, the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impact will occur.

d) The proposed project is located directly adjacent to Mails Elementary School and Dorothy McElhinney Middle School. However, the project does not include any earth moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could impacts these schools. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan Land Use Map; GIS database.

a - c) The project site is located within the vicinity of a public / private airport. The closest airport to the project site is the French Valley Airport, approximately 2.25 miles to the south. According to the Area Plan, the proposed project is located within an airport influence policy area and will require review by the ALUC. At the time this CEQA document was created the project was scheduled for hearing with eth ALUC and was proposed consistent by the staff. Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact will occur.

d) The project is not within the vicinity of a private airstrip or heliport. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Southwest Area Plan, "Wildland Fire Hazard"; GIS database.

Findings of Fact:

a) According to the Southwest Area Plan, much of the planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. The proposed project does not include construction of new buildings or changes in existing operations, nor would the current or proposed operation create any risk of wildfire that could expose people or structures to a significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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risk of loss, injury or death involving wildland fires. Fireworks are not permitted and the BBQ grill have been built to standards. The hood in the kitchen will include sprinklers. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

Source: Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes existing operations that could substantially alter the existing drainage pattern of the project site or surrounding area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could violate any water quality standards or waste discharge requirements. No impact will occur.

c) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. No impact will occur.

d) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations that could contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. No impact will occur.

e) The project is not located within a 100-year flood hazard area. No impact will occur.

f) The project is not located within a 100-year flood hazard area. The project site is fully developed and currently utilized as a special events venue. The project consists of a General Plan amendment and zone change intended to bring the existing development into compliance with General Plan land use designations. No physical changes to the site or surrounding areas are proposed. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project does not include any physical changes to the site or the surrounding area. As such, the project does not include any new or retrofitted stormwater treatment control BMPs, the operation of which could result in significant environmental effects. No impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area)?				
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 10 "Flood Hazards".

Findings of Fact:

a) The project site is generally flat and is currently developed with facilities intended for special events such as weddings. The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new buildings or changes in existing operations. No physical changes to the site or surrounding areas are proposed; therefore, the project will not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. No impact will occur.

b) The proposed project does not include any earth-moving activities, renovation of existing facilities, construction of new structures or changes in existing operations. No physical changes to the site or surrounding area are proposed; therefore, the project will not change absorption rates or the rate and amount of surface runoff. No impact will occur.

c) The project site is located in an area of the City that is designated for rural-residential uses. According to the General Plan, the closest dam to the project site is the Lake Skinner Facility, located approximately 3.7 miles east of the project site. The project site is fully developed and currently used as a private special events venue. The project does not involve any earth-moving activities, renovation of existing facilities, construction of new buildings, or changes in existing operations that could expose and new structures or persons to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Southwest Area Plan; Riverside County Land Information System.

Findings of Fact:

a) The project includes a General Plan amendment and zoning change from Rural Residential (R-R) to Scenic Highway Commercial (CPS) that is intended to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. No physical changes to the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site or the surrounding area are proposed and the proposed land use change is not considered substantial because it is consistent with the existing, on-site use. Impacts will be less than significant.

b) The project site is located within the unincorporated sphere of influence of the City of Menifee. The proposed change in land use designation is proposed to bring the project site land use designation into consistency with the existing, on-site use as a special events venue. The project will not result in any physical changes to the environment and will not affect any other properties within the sphere of influence of the City of Menifee. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a-c) The proposed project includes a change in zone from Rural Residential (RR) to Scenic Highway Commercial (CPS) to bring the site's zoning into consistency with existing, on-site uses. The existing and continued operation a special events venue is consistent with the proposed CPS zoning. The existing single-family residence supporting special events on a 9.09-acre lot is consistent with the low-density residential character of the project vicinity requiring minimum five-acre lots. Impacts will be less than significant.

d) The project is consistent with the Riverside County General Plan as an existing special events venue to be designated with the CT (Commercial Tourist) land use designation. Impacts will be less than significant.

e) The proposed project does not include any physical changes to the project site or surrounding are; therefore, the project could not disrupt or divide any community. No impact will occur.

Mitigation: No mitigation measures are required.

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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Southwest Area Plan, Table 1 "Land Use Designation Summary."

Findings of Fact:

a-d) The project site is currently developed and does not include any construction that could result in the loss of mineral resources. There are no mining operations within vicinity of the project site. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is located within an airport land use plan or within two miles of a public airport, however the project is located in a zone that will have minimal impacts from noise. Additionally there are only a few people working on the site, and the special events hosted on site generally create noise that would mask any airport noise. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to railroad-generated noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: N/A

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to highway noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Project Application Materials

Findings of Fact:

The project includes no construction of new facilities or expansion of existing operations that could expose persons to any other sources of noise. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: N/A

Findings of Fact:

a-d) The project includes no construction or expansion of existing operations that could expose persons to temporary, periodic, or permanent noise or vibration levels in excess of applicable standards. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

- a) The project site is currently used as a special events venue. The proposed project does not include any physical changes to the project site or surrounding areas that would displace any housing. No impact will occur.
- b) The project does not include any physical changes to the project site or surrounding areas that could create any additional demand for housing in the area. No impact will occur.
- c) The project consists of a General Plan amendment and zoning change. The project does not include any physical changes to the project site or surrounding areas that would not displace any people. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. No impact will occur.
- e-f) The proposed project will not result in any physical changes to the project site of existing operations that could result in substantial population growth. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Fire Department

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Fire Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Fire Sheriff Department .

Findings of Fact:

The Riverside County Fire Sheriff Department provides police protection services to the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any Police Department facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Murrieta Valley Unified School District

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District (MVUSD). Lisa J. Mails Elementary School and Dorothy McElhinney Middle School are located immediately adjacent to the north of the project site. No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any school facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any library. No impact will occur.

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

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

No physical changes to the project site or existing operations is proposed that would require the need for construction or alteration of any health services facility. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

a) The project does not include the construction of any new buildings or facilities that would include recreational facilities or require the construction or expansion of recreational facilities. No impact will occur.

b) The existing development will continue to operate in its current capacity as a special events venue and would not increase the use of any recreational facility. No impact will occur.

c) The project is located within the Valley Wide Parks and Recreation Plan District. They will not be required to pay any Quimby charges as there is no subdivision to trigger any fees. No impact will occur.

Mitigation: No mitigation measures are required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

The project does not include the construction of any new buildings or changes in existing operations that could result in the need for additional recreational trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan.

Findings of Fact:

a-b) The project includes no construction or changes in existing operations that could generate temporary or permanent increases in vehicles trips that could impacts any local or regional transportation facility. No impact will occur.

c-d) The project does not include design features that could cause a alter waterborne, or rail and air traffic. No impact will occur.

e-f) The project includes no construction or changes in existing operations that could result in hazardous transportation design features, incompatible uses, or need for additional road maintenance. No impact will occur.

g) The project does not include any construction activities that would interfere with traffic on the local circulation system. No impact will occur

h) The project does not include any construction or changes in existing operations that could result in inadequate emergency access. No impact will occur.

i) The project does not include any construction or changes in existing operations that could conflict with any policies, plans, or programs related to alternative transportation. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact:

The project includes no construction or changes in existing operations that could conflict with use of any bike trail or require expansion of any bike trail. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Land Information System.

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the need for construction of new or expanded water treatment facilities. No impact will occur.

b) The project will require generate no new water demand because no changes in existing operations will occur; therefore no new or expanded water supplies will need to be procured. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a-b) The project includes no changes to existing operations that would generate new wastewater discharges that could require new treatment facilities. The site is currently on septic. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the substantially altered solid waste generation patterns and disposal services. No impact will occur.

b) The existing development will continue to be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) The project includes no construction or changes in existing operations that could increase demand for any service or require the construction of any facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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

a) No physical changes to the project site or surrounding areas is proposed. There will be no construction related activities and there will be no changes to existing, on-site operations. The proposed project will result in no increase in energy demand and therefore will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not degrade in any way the quality of the environment, reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts will occur.

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. No physical changes to the site or surrounding areas is proposed and no changes in use for the site are included. No impacts will occur.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
- ☐ ☐ ☐ ☒

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause any adverse effects on human beings, either directly or indirectly. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

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

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File: Admin Draft EA42499 (2)

Revised: 3/18/2015 1:59 PM

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CONDITIONAL USE PERMIT Case #: CUP03681

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5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5. TRANS. 1

DRT 1 - NEED AMD#1 2012-04-12

REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1 exhibit including a response letter for each of the following comments accordingly. If you do not agree with our comment(s) please state your reason on the letter. If you do not provide us with a response letter addressing each of the following comments, Transportation Department will not review your map.

2. You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

3. Provide the complete legal description with the Township, Range, and Section (T6S, R2W, Section 31).

4. Please provide a detailed description of the special events proposed. The description should describe the type of event, its frequency, number of visitors, and duration of event. Will there be any coordination with special events schedule with the school schedule? Based on the responses additional questions may arise or analysis may be required.

5. This proposal is within Zone D of the Southwest Area Road and Bridge Benefit District (R&BBD). A fee of \$32,955/gross acre is required to be paid at the time of issuance of a certificate of occupancy or upon final inspection, whichever occurs first. All fees are based upon the fee schedule in effect at the time of payments.

6. When the distance from this development and a publicly maintained circulatory road is in excess of 1,320' in non high fire areas in SRA (State Responsibility Area), you must provide a secondary access road per Ordinance 460, Section 3.2.I. Please indicate if the development is in excess of 1,320' from a publicly maintained road and described the route use to establish determination.

7. Provide corner cutback per Riverside County Standard No.

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5. DRT CORRECTIONS REQUIRED

5. TRANS. 1

DRT 1 - NEED AMD#1 2012-04-12 (cont.)

REQUIRED

805.

8. Please provide documentation of the record information (instruments) shown the exhibit. List all easements of record by map or instrument number.

9. For the utility easement(s) located in areas of dedication to be vacated, please confirm no utilities exist.

10. The project proponent shall submit a separate application to the Survey Section to initiate the vacation process of the dedications shown on the exhibit.

11. Provide typical section for each street showing existing improvements and right-of-way and proposed improvements and right-of-way.

12. Centerline intersections of streets and driveways shall be at 90 degrees.

13. Provide 50' tangent between flowline of adjacent street and beginning of curve.

14. Augie Court is to be improved as a Local Street. Show and label existing and proposed improvements and right-of-way per Riverside County Standard No. 105, Section D, Ordinance 461, 26' pavement (14' pavement on project side and 12' pavement on opposite side of the centerline), on 60' right-of-way (30' right-of-way on project side and minimum 30' right-of-way on opposite side of the centerline) modified for reduced pavement width. Provide a typical section to reflect the improvements and right-of-way.

15. You are required to repair the existing pavement adjacent to the site in accordance with the Department of Transportation directions. The directions will be specified pursuant to a field inspection which will be performed by our department. Your project will be conditioned to perform those repairs accordingly.

16. The engineer/applicant is responsible to show all existing and proposed driveway(s) along the project frontage, adjacent to the project, and on the opposite side of street. If you fail to show the existing driveways as

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5. DRT CORRECTIONS REQUIRED

5. TRANS. 1 DRT 1 - NEED AMD#1 2012-04-12 (cont.) (cont.) REQUIRED

requested above, the Transportation Department reserves the right to request a revised map and change the conditions based on the new information at any time during the approval process.

17. For the paved area located in the northwest corner of the project, physical delineation is needed to separate the public R/W and private property and to avoid potential circulation issues.

18. Provide net and gross acreage on all parcels.

19. Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

20. Street grades of less than 1.0% may be approved only when engineering design shows that local drainage provisions are adequate and steeper gradients cannot be obtained. The utilization of combinations of steeper and minimum grade lines as a means of generating embankment materials for on-site tract grading to the detriment of street maintenance and good engineering design will not be approved. Every effort shall be made to design street grades that will be in conformance with existing terrain.

21. The proposed driveway(s) should be ADA compliant per Standard No. 207A.

22. Provide proposed Comprehensive Landscaping Plan along the road right-of-way to the Transportation Department. For landscaping guidelines, please go to www.rctlma.org/trans/land_dev_landscaping_guidelines.html.

23. Show and label project number on next exhibit.
(Conditional Use Permit 3681)

24. Please verify and/or update the exhibit with the current contact information for the applicant and engineer. Please include their respective fax numbers and e-mail addresses.

25. The engineer has a responsibility to show and label the primary and secondary off-site access roads are within the existing public road right-of-way or within the public road easement; if not, the owner of this project shall be

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5. DRT CORRECTIONS REQUIRED

5. TRANS. 1 DRT 1 - NEED AMD#1 2012-04-12 (cont.) (cont.) REQUIRED

notified by the engineer for construction of required off-site access roads from the project site to the nearest County maintained roads with 24' of aggregate base on a 60' right-of-way minimum or as approved by the Transportation Department. Provide a typical section to reflect the existing improvements and right-of-way and photos showing the existing off-site access improvements.

26. Please show and label the required off-site public access road dedication by map or instrument number and date of recordation on a separate index map. Please provide the hard copy of said off-site dedication.

27. Offers of right-of-way dedication on Augie Court used for public access by the development shall be accepted. The project proponent shall submit an application to Survey Section to initiate the acceptance of applicable offers of dedication for public access to the development. Augie Court shall be privately maintained.

Should you have any questions, please contact Kevin Tsang at (951) 955-6828. Our fax number is (951) 955-0049.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an existing wedding/reception/special events facility comprising of outside and enclosed areas including a 17,425 pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces.

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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.03681 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No.03681, Exhibit A, dated 3/19/2012.

APPROVED EXHIBIT F = Fee Exhibit dated 3/11/15

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CONDITIONAL USE PERMIT Case #: CUP03681

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 03681 is requesting to permit an existing weddings/receptions/special events facilities. The Grading Division does not object to this proposal with the following included grading conditions of approval.

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

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3681 is a proposal to obtain permit for an existing weddings/receptions/special events facilities comprised of outside and enclosed area on the site on a 9.09-acre parcel in Rancho California area. The project site is located on the northerly of Raven Court Road, southerly of Augie Court, westerly of Briggs Road, and easterly of I-215.

The topography of the area consists of well-defined ridges and natural watercourses with the drainage area of 25 acres that impacts the site from north. The entire drainage area drains to an existing pond within the site. The existing house and the parking lot are on a higher ground and therefore free from ordinary flood hazard. It should be noted the existing reception area is downstream of the pond and may get flooded if the pond overflows.

This site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Since no new impervious area is proposed no ADP is charged at this time.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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10. GENERAL CONDITIONS

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

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 7 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. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 4:00 p.m. to 10:00 p.m., Friday, Saturday and Sunday and with occasional events to be held weekdays from 6:00 p.m to 9:00 p.m. in order to reduce conflict with adjacent residential zones and/or land uses.

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10.PLANNING. 9 USE- BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. A.(1): Approval of Off-Street Parking Plan; and, A.(2a) and A.(2b): Number of Parking Spaces.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 18 USE - NO SECOND FLOOR

RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, 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. 21 USE - NO OFF-ROAD USES ALLOWED

RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 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 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. 26 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 28 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. 30 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - 90 DAYS TO PROTEST (cont.)

RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 34 USE - ORD 810 O S FEE (1)

RECOMMND

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

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

10.PLANNING. 37 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 38 USE- FIREWORKS PROHIBITED

RECOMMND

Due to the Project's location within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan area (Cell 5476), the use and display of fireworks shall be prohibited for the life and operation of the Conditional Use Permit.

10.PLANNING. 40 USE- MAXIMUM OCCUP PER EVENT

RECOMMND

The maximum occupancy allowed for each single event held on the project site (as shown in Exhibit A) shall not exceed two hundred (200) people.

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20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE BLDG PLAN SUBMITTALS REQ'

RECOMMND

The applicant shall submit all required building plans, supporting documents, and fees to the Building Department for all buildings, structures and pond constructed without permit within 30 days of the current Planning Department case approval date.

The Buildings/Structures include but are not limited to the wedding and kitchen building, bathroom building, storage and dressing room building, gazebo(s), foot bridges, dock, barbeque structures, and pond.

All accessibitly requirements for the site and individual buildings and areas of public accomodation shall apply.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction 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.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE BLDG PLAN SUBMITTALS REQ' (cont.) RECOMMND

inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PLANNING DEPARTMENT

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

The life of Conditional Use Permit No.03681 shall terminate on July 1, 2030. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

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

20.PLANNING. 6 USE- MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No.42499.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - EXISTING GRADING RECOMMND

Conditional Use Permit No. 03681 indicates an existing 17,425 sqaure foot pond. The applicant shall submit a report prepared by registered design professional that addresses the existing grading on the site including any grading conducted to construct the existing pond area. The Building and Safety Department will make a determination of grading permit requirements based on the report findings.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - EXISTING GRADING RECOMMND

Prior to the issuance of a building permit, the applicant shall have obtained approval of the grading report and/or rough grade approval from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLANS

RECOMMND

Provide an exhibit that identifies the location and use of each building and all the existing onsite waste water treatment systems (OWTS).

Each existing OWTS shall be certified by a qualified service provider (i.e. C42, C36, or General A licensed contractor).

Provide an appropriately sized grease interceptor for the commercial kitchen.

FIRE DEPARTMENT

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

RECOMMND

CHANGE IN OCCUPANCY OR UNPERMITTED BUILDINGS

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.

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS

RECOMMND

All street 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No.42499 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 24 USE- WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE- SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall comply with all requirements determined in the grading report and/or grading permit.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - 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 following will be required:

An exhibit showing location of well(s) and the water distribution system.

Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

Satisfactory proof that there is adequate quantity meet the demands of the facility including fire flow.

Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

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

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

4100 SQ. FT. BUILDING

Install a complete fire sprinkler system per NFPA 13 2013 edition. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.42499. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.34 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.)

RECOMMND

Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of one hundred four (104) 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 decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE- LOADING SPACES

RECOMMND

A minimum of one (1) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LOADING SPACES (cont.) RECOMMND

348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street 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.

90.PLANNING. 12 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. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 20 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. 23 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - CONDITION COMPLIANCE (cont.)

RECOMMND

use allowed by this permit.

90.PLANNING. 26 USE - PARKING DUST TREATMENT

RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 27 USE - POOL AND SPA FENCING

RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

90.PLANNING. 29 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 9.09 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, 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.

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

DATE: March 19, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC – J. Guerin
3rd District Supervisor
3rd District Planning Commissioner
City of Menifee

CONDITIONAL USE PERMIT NO. 3681 – EA41752 – Applicant: Hennie Monteleone – Engineer/Representative: Jonh Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R) - REQUEST: The Conditional Use Permit is for an existing weddings/receptions/special events facilities comprising of outside and enclosed areas. – APNs: 480-090-009, 010 – Concurrent Cases: GPA00928

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 12, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@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.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: December 12, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3681 AMENDMENT No. 1 – EA41752 – Applicant: Hennie Monteleone – **Engineer/Representative:** Jonh Munroe – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The Conditional Use Permit is requesting to permit an existing weddings/receptions/special events facilities comprising of outside and enclosed areas including a 17,425 pond, a 3,600 square foot caretakers unit, a 340 square foot gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 square foot reception center with storage and proposed kitchen, a 1,375.5 square foot restroom and changing facility, a 600 square foot restroom facility, a 280 square foot office trailer with no restroom facilities, four corrals and 104 parking spaces. – APNs: 480-090-009, 010 – Concurrent Cases: GPA00928

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda deadline on January 2, 2014**, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite** at (951) 955-8631, Project Planner, or e-mail at mstraite@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.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

April 11, 2012

TO: Matt Straite, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3681

A noise study is required to address requirements for determining and mitigating from the existing weddings/ receptions/special events facilities comprising of outside and enclosed area regarding noise impacts to surrounding area. A noise study will be required for the CUP.

Noise standards to be addressed:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels.

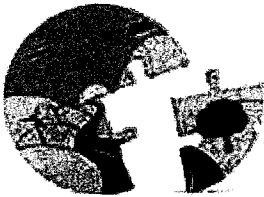
A) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

2. Our Department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above).

3. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Please contact Steven Hinde if you have any questions.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: HENNIE MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: ()

Engineer/Representative's Name: JOHN MUNROE E-Mail: jmmcon@verizon.net

Mailing Address: 40485 MURRIETA HOT SPRINGS RD, STE. B4-PMB199
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 600-9907 Fax No: (951) 600-9907 (Call first)

Property Owner's Name: HENNIE & MICHAEL MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 538-6543 Fax No: ()

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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.

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): 480-090-009 & 480-090-010

Section: 31 Township: T 6 S Range: R 2 W

Approximate Gross Acreage: 9.09

General location (nearby or cross streets): North of RAVEN CT, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

AUGIE CT, East of I-215, West of BRIGGS RD

Thomas Brothers map, edition year, page number, and coordinates: (2011) PAGE 899 / GRID A6

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

Existing weddings/receptions/special events facilities comprising of both outside and enclosed areas. All facilities are existing. No additional improvements are proposed. This project is to obtain a current CUP permit.

Related cases filed in conjunction with this request:

Right-of-Way vacation for a portion of an existing declaration of dedication that is no longer required. This item is currently being prepared for submittal to the County. No case number has been assigned yet.

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: MSHCP Consistency Analysis - HANS 1902 / PAR 1

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) approx. 5,000+ ft

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

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) approx. 5,000+ ft

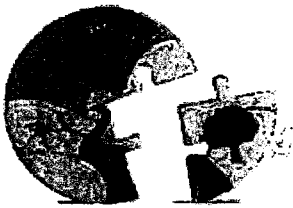
Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes ☐ No ☒



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006347

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07863 DATE SUBMITTED: 2/24/15

APPLICATION INFORMATION

Applicant's Name: HENRIE MONTELEONE E-Mail: info@monteleonemeadows.com

Mailing Address: 35245 BRIGGS ROAD
MURRIETA CA 92563
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: (951) 926-1998

~~Engineer~~ Representative's Name: JACK MUNROE E-Mail: jmmcon@verizon.net

Mailing Address: JMM CONSULTANT, 25060 HANCOCK AVE
SUITE 103, #428, MURRIETA, CA 92563
City State ZIP

Daytime Phone No: (951) 852-6625 Fax No: ()

Property Owner's Name: SAME E-Mail: info@monteleonemeadows.com

Mailing Address: AS APPLICANT
City State ZIP

Daytime Phone No: (951) 677-6403 Fax No: (951) 926-1998

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

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

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

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

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.

ultimately denied.

Heidi M. Thompson [Signature]
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

<u>Michael M. Williams</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>Michael M. Williams</u> SIGNATURE OF PROPERTY OWNER(S)
<u>Michael M. Williams</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>Michael M. Williams</u> 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 480-090-009 & 480-090-010
 Section: 31 Township: 6 SOUTH Range: 2 WEST
 Approximate Gross Acreage: 9.09 Acres
 General location (nearby or cross streets): North of RAVEN COURT, South of AUGIE CT., East of I-215, West of BRIGGS RP.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates:

PAGE 899 / GRID A6

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

PROPOSAL TO CHANGE THE EXISTING R-R ZONING
TO C-T (TOURIST COMMERCIAL) ZONING.

Related cases filed in conjunction with this request:

CUP No. 03681
GPA 00928D1

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

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

GENERAL PLAN AMENDMENT NO. 928D1, CHANGE OF ZONE NO. 7863, and CONDITIONAL USE PERMIT NO. 3681 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Hennie Monteleone – Engineer/Representative: John Munroe - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Policy Areas/Overlays: Highway 79 Policy Area – Location: Northerly of Raven Court Road, southerly of Augie Court, Easterly of I-215, and westerly of Briggs Road – 9.09 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** The General Plan Amendment proposes to change the General Plan from Rural: Rural Residential (R:RR) (5 Acre Minimum) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre). The Change of Zone proposes a change from Rural Residential (R-R) to Commercial Tourist (CT). Conditional Use Permit No. 03681 is for the proposal to permit an existing weddings/receptions/special events facilities comprising of outside and enclosed areas including a 17,425 ?? pond, a 3,600 sq. ft. caretaker's unit, a 340 sq. ft. gazebo, two outdoor BBQ structures, an outdoor bar, a 4,100 sq. ft. reception center with storage and proposed kitchen, a 1,375.5 sq. ft. restroom and changing facility, a 600 sq. ft. restroom facility, a 280 sq. ft. office trailer with no restroom facilities, four corrals and 104 parking spaces.

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I Matt Strzile, certify that on 3/2/15
the attached property owners list was prepared by Matt
APN(s) or case numbers CUPD 3681
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 1200.

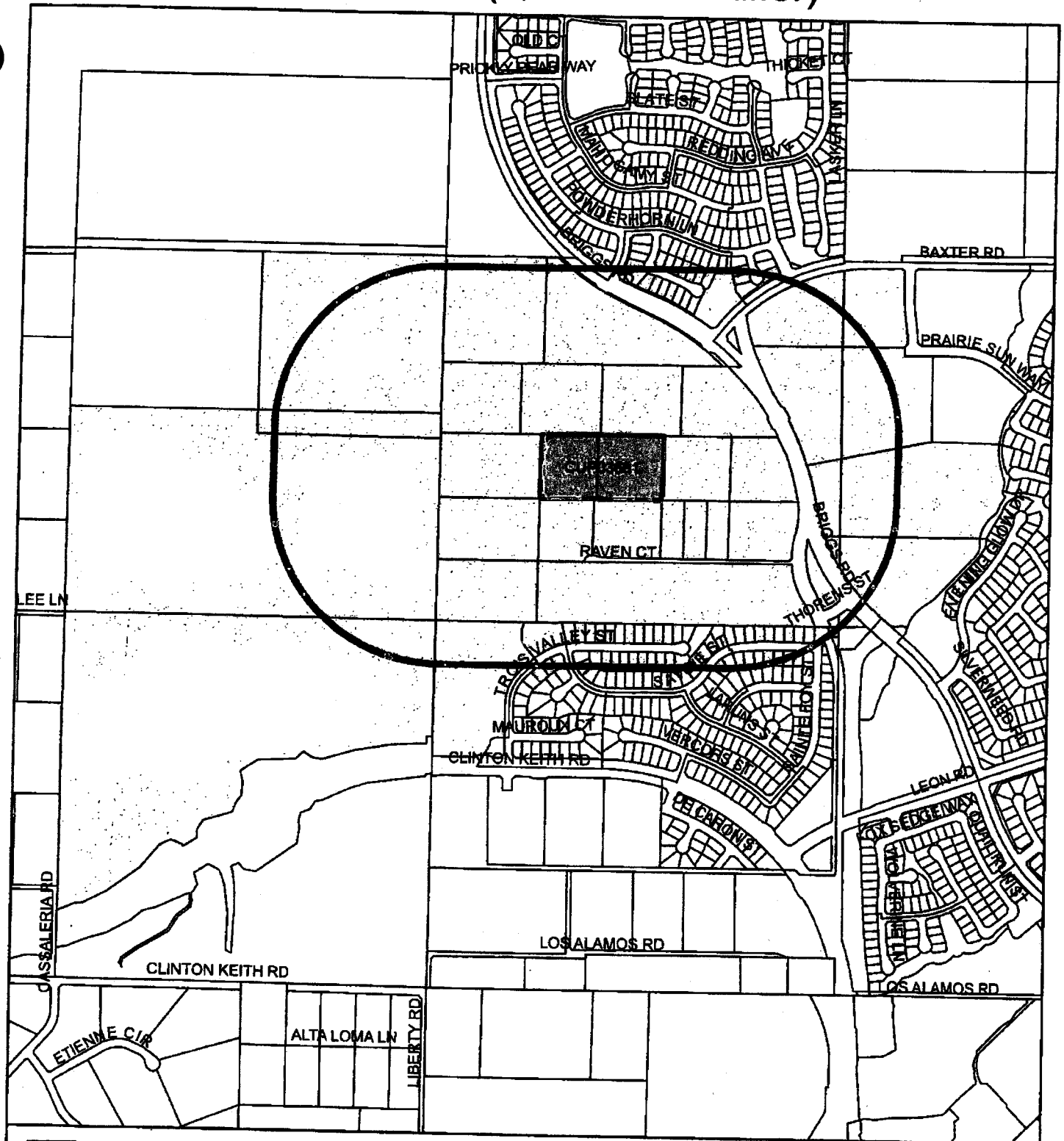
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, 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.

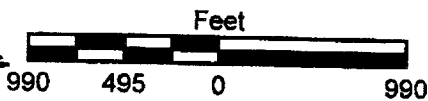
NAME: Matt Strzile
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 586 31

checked by
ex 9/8/15

CUP03681 (1,200 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraite on 3/2/2015

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

2014 2 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST NO 4700
DALLAS, TX. 75202

ANTONINO ACQUARO
30277 TROIS VALLEY ST
MURRIETA, CA. 92563

JOHN ALDERINK
30341 SAVOIE ST
MURRIETA, CA. 92563

ROSE MARY ANDERSON
30413 SAVOIE ST
MURRIETA, CA. 92563

KWADWO ASARE ANTWI
30133 TROIS VALLEY ST
MURRIETA, CA. 92563

ASIF IQBAL BALBALE
29605 SOLANA WAY APT G02
TEMECULA, CA. 92591

REGINALD J BARTH
2440 FRONT ST
SAN DIEGO, CA. 92101

C W M REVOCABLE FAMILY TRUST
C/O CHESTER W MASON
P O BOX 892378
TEMECULA, CA. 92589

MICHAEL CALDERA
30205 TROIS VALLEY ST
MURRIETA, CA. 92563

EDWARD EUELL CANAVAN
30386 SAVOIE ST
MURRIETA, CA. 92563

JACQUELINE COPELAND PARKER
30226 TROIS VALLEY ST
MURRIETA, CA. 92563

CRENSHAW ROBERT & BENNIE LIVING TRUST 1996
C/O ROBERT CRENSHAW
20321 RIM RIDGE RD
WALNUT, CA. 91789

DAVID J CURL
30181 TROIS VALLEY ST
MURRIETA, CA. 92563

D R HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA, CA. 92880

GLENN T DAVID
121 TROIS VALLEY ST
MURRIETA, CA. 92563

MANUEL DELGADO
30362 SAVOIE ST
MURRIETA, CA. 92563

WESLEY E DRENNAN
35405 BRIGGS RD
MURRIETA, CA. 92563

QUINN E EDDINS
30298 TROIS VALLEY ST
MURRIETA, CA. 92563

LUIS E ESCOBAR
30154 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBERT FOMAI
30253 TROIS VALLEY ST
MURRIETA, CA. 92563

JOEL GOMEZ
30338 SAVOIE ST
MURRIETA, CA. 92563

ANTONIO GOMEZFLETES
284 KILLGORE ST
OCEANSIDE, CA. 92058

MUJIB HAIDER
30145 TROIS VALLEY ST
MURRIETA, CA. 92563

DARRYL K HARDIE
30377 SAVOIE ST
MURRIETA, CA. 92563

JACQUELINE HOWELLS
30214 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBINA M HUSSEY
30193 TROIS VALLEY ST
MURRIETA, CA. 92563

JUAN CARLOS JAUREQUI
30398 SAVOIE ST
MURRIETA, CA. 92563

ROBERT E JOHNSON
30326 SAVOIE ST
MURRIETA, CA. 92563

SCOTT JOHNSON
30178 TROIS VALLEY ST
MURRIETA, CA. 92563

HANI KARAM
30217 TROIS VALLEY ST
MURRIETA, CA. 92563

KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR, CA. 92595

KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR, CA. 92596

PAUL J KELLAM
30229 TROIS VALLEY ST
MURRIETA, CA. 92563

CLINTON EFRAIN KNOX
35520 SAINTE FOY ST
MURRIETA, CA. 92563

EDGARD D LANUZA
30380 TERRAIN ST
MURRIETA, CA. 92563

LENNAR SPENCERS CROSSING
391 N MAIN ST STE 300
CORONA, CA. 92880

JOHN MARSDEN
30274 TROIS VALLEY ST
MURRIETA, CA. 92563

JOHN P MEYER
30365 SAVOIE ST
MURRIETA, CA. 92563

ANTHONY MICHAELS
30286 TROIS VALLEY ST
MURRIETA, CA. 92563

JOSEPH ALLAN MIDDLEBROOKS
30158 SAVOIE ST
MURRIETA, CA. 92563

MICHAEL N MONTELEONE
35245 BRIGGS RD
MURRIETA, CA. 92563

HECTOR A MORALES
30146 SAVOIE ST
MURRIETA, CA. 92563

JESSE L MOSSA
205 BRIGGS RD
MURRIETA, CA. 92563

MURRIETA VALLEY UNIFIED SCHOOL DIST
41870 MCALBY CT
MURRIETA, CA. 92562

MURRIETA VALLEY UNIFIED SCHOOL DIST
C/O BILL OLIN
41870 MCALBY CT
MURRIETA, CA. 92562

MUSTAFA NAYAB
30202 TROIS VALLEY ST
MURRIETA, CA. 92563

JEREMY R NEAL
30392 TERRAIN ST
MURRIETA, CA. 92563

HARRISON NGUYEN
30422 SAVOIE ST
MURRIETA, CA. 92563

STEPHEN J OCHS
30190 TROIS VALLEY ST
MURRIETA, CA. 92563

RICHARD E ORR
30370 RAVEN CT
MURRIETA, CA. 92563

MICHAEL J OTTO
30250 TROIS VALLEY ST
MURRIETA, CA. 92563

DAVID K PATTON
P O BOX 130
BEATTY, OR. 97621

RYAN PAULSON
30302 SAVOIE ST
MURRIETA, CA. 92563

JASON PHILPOT
30134 SAVOIE ST
MURRIETA, CA. 92563

CHRIS POLLOK
30425 SAVOIE ST
MURRIETA, CA. 92563

CHYNTHIA RICHARDSON
35508 SAINTE FOY ST
MURRIETA, CA. 92563

RYAN SCOTT RICHES
30437 SAVOIE ST
MURRIETA, CA. 92563

RIVERSIDE MITLAND 03
1522 BROOKHOLLOW DR STE 1
SANTA ANA, CA. 92705

RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR, CA. 92014

RANDY RYAL
30401 SAVOIE ST
MURRIETA, CA. 92563

JOHN B SANMARTINI
10561 COVINGTON CIR
VILLA PARK, CA. 92861

RICHARD ALAN SONNEFELD
30310 TROIS VALLEY ST
MURRIETA, CA. 92563

ROBERT L STOUT
30238 TROIS VALLEY ST
MURRIETA, CA. 92563

DONALD SWANGER
30458 SAVOIE ST
MURRIETA, CA. 92563

BRENDA MICHELLE TILLET
30166 TROIS VALLEY ST
MURRIETA, CA. 92563

DAVID N TORRES
30374 SAVOIE ST
MURRIETA, CA. 92563

ROBERT S TROUPE
30241 TROIS VALLEY ST
MURRIETA, CA. 92563

PETER R VANGAAL
35375 BRIGGS RD
MURRIETA, CA. 92563

MARTIN K VU
30350 SAVOIE ST
MURRIETA, CA. 92563

ROBERT L WARNER
30410 SAVOIE ST
MURRIETA, CA. 92563

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
D REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE, CA. 92501

CLINT M WESTRICH
30289 TROIS VALLEY ST
MURRIETA, CA. 92563

MARCUS N WILLIAMS
30329 SAVOIE ST
MURRIETA, CA. 92563

VINCENT V YOUNG
30434 SAVOIE ST
MURRIETA, CA. 92563

3/2/2015 12:23:01 PM

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

Aviation Administration,
Riverside County
Mail Stop 1560

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

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

Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

Hennie Monteleone
35245 Briggs Road
Murrieta CA 92563

City of Menifee
29714 Haun Road
Menifee, CA 92586

Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

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

WWW.AVERY.COM
1-800-GO-AVERY

Reginald Barth
35315 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner

Michael N. Monteleone
35245 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner

Repliez à la hauteur afin de
révéler le rebord Pop-Up™

Hennie Monteleone
35245 Briggs Rd.
Murrieta, CA 92563
GPA928-Applicant

Sens de
chargement

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Etiquettes faciles à peier

Hendrica Vangaale
35375 Briggs Rd.
Murrieta, CA 92563
GPA928-Owner

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1501920

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

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

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

Received from: MONTELEONE HENNIE

\$2,210.00

paid by: CK 5507

paid towards: CFG05873

CALIF FISH & GAME: DOC FEE

EA42499

at parcel #: 35245 BRIGGS RD MURR

appl type: CFG3

By
MGARDNER

Feb 25, 2015 10:53

posting date Feb 25, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1201723

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

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

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

Received from: MONTELEONE HENNIE

\$64.00

paid by: CK 3884

paid towards: CFG05873

CALIF FISH & GAME: DOC FEE

EA42499

at parcel #: 35245 BRIGGS RD MURR

appl type: CFG3

By

MGARDNER

Mar 06, 2012 11:39

posting date Mar 06, 2012

Account Code
658353120100208100

Description
CF&G TRUST: RECORD FEES

Amount
\$64.00

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

Additional info at www.rctlma.org