

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

The Pines Airpark Association airstrip was initially approved by the County of Riverside on January 9, 1978, through the approval of Conditional Use Permit No. 2023-W (CUP02023-W) which expired on February 1, 1991. The existing airstrip was subsequently approved by the Board of Supervisors through Conditional Use Permit No. 3078 (CUP No. 3078) on March 1, 1991. CUP No. 3078 had an eight (8) year life. Revision No. 1 to CUP No. 3078 was approved on March 3, 1998 and extended the permit's life for 10 years. Revision No. 2 to CUP No. 3078 was approved on November 30, 2004 and extended the permit's life for another 10 years. CUP No. 3078 as revised by Revision No. 2 was set to expire on June 16, 2016. Revision No.3 to CUP No. 3078 was applied for on May 12, 2015 and tolled the expiration of CUP No. 3078.

The Planning Commission heard CUP No. 3078 Revision No. 3 on June 1, 2016. At the June 1, 2016 public Hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing and made a motion that the life of the permit be extended for 10 years rather than the recommended 20 years based on concern expressed from the neighboring property owner at the hearing. The recommended motion was made due to the surrounding area transitioning from rural to suburban development. The recommended motion by the Planning Commission was approved by a 5-0 vote. Based on the Planning Commission's action, the life of the private airstrip would be extended through July 1, 2026. Subsequent to the Planning Commission hearing, a letter was received by the County from attorneys representing the neighboring property owner expressing concern over the continued operation of the airstrip.

The project appeared on the July 12, 2016 Board of Supervisors Agenda as a consent item with a recommendation to Receive and File the Planning Commission's approval of CUP No. 3078R3. The Board of Supervisors assumed jurisdiction of the item and a public hearing on CUP No. 3078R3 was scheduled for September 13, 2016. At the September 13, 2016 public hearing, the Board of Supervisors continued the item to November 15, 2016 to provide staff, the applicant, and neighboring property owner additional time to discuss the project.

Discussions between the applicant and the neighboring property owner resulted in a proposal by the applicant to revise the airstrip flight pattern to avoid flying over the neighboring property at a level lower than 1,000 feet above the ground. This proposal, however, did not satisfy the neighboring property owner's concerns that the airstrip operations may potentially impact future suburban development on their properties. In light of this and rather than accept the more limited life on CUP No. 3078, the applicant submitted the attached withdrawal of Revision No. 3 to CUP No. 3078. Upon the Board's acceptance of the applicant's withdrawal, CUP No. 3078 will expire.

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:

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

- A. Planning Commission Minutes**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report**
- D. Letter from Neighboring Property Owner**
- E. Applicant's Request for Withdrawal**

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-3

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding Public Hearing on Conditional Use Permit No. 3078, Revision No. 3 which proposes to extend the life of an existing private airstrip through July 1, 2026 ("the project"). The project scope does not include any improvements to the existing airstrip of the neighboring single family residential dwellings. The project is located north of Scott Road, south of Wickerd Road, west of Pines Airpark Road, and east of Leon Road in the Winchester Zoning – Harvest Valley/Winchester Area Plan, 3rd District, the Chairman called the matter for hearing.

Russell Brady, Contract Planner, presented the matter.

The following people spoke on the matter:

Andy Domenigoni

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, November 15, 2016 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 13, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 13, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: _____ Deputy

AGENDA NO.

~~16-3~~

xc: Planning, COB

MT 2862
11/15/16

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 24, 2016

SUBJECT: CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 – CEQA EXEMPT – Applicant: Pines Airpark Association – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan – Rural: Rural Residential (R:RR) – Location: North of Scott Road, south of Wickard Road, west of Pines Airpark Road, and east of Leon Road – 40 acres – Zoning: Rural Residential (R-R) – REQUEST: Extend the life of an existing private airstrip through July 1, 2026. The project scope does not include any improvements to the existing airstrip or the neighboring single-family residential dwellings. Deposit based funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors


CONTINUE Conditional Use Permit No. 3078 Revision No. 3 to a date certain of November 15, 2016.

Departmental Concurrence



Steve Weiss, AICP
Planning Director

(Continued on next page)



Juan C. 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:

Approved:


County Executive Office Signature

By: _____

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: July 12, 2015 Item 1.8 | **District:** 3 | **Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3**

DATE: August 24, 2016

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Pines Airpark Association airstrip was initially approved by the County of Riverside on January 9, 1978, through the approval of Conditional Use Permit No. 2023-W (CUP02023-W) which expired on February 1, 1991, and was limited to the private use of the Pines Airpark Association. The life of the existing airstrip permit was approved and extended by the Riverside County Board of Supervisors on March 1, 1991, for an eight (8) year extension (CUP03078), on March 3, 1998, for a 10-year extension (CUP3078R1), and on November 30, 2004, for a 10-year extension (CUP3078R2). The Pines Airpark project site is spread across Parcels 1-4 of Parcel Map No. 16033 which totals approximately 40 acres. The project site will not involve any improvements on the 40-acre project, which houses the existing airstrip or the four (4) neighboring single-family residential dwellings and storage structures.

Located directly to the north of the existing airstrip is a previously approved Specific Plan 310 on approximately 1,735.5 acres that has yet to be built. The Specific Plan includes the development of single-family residential units, commercial retail sites, a school site, recreational facilities, and area dedicated for open space. The Specific Plan was adopted by the Board of Supervisor on December 14, 2004. On approximately 160 acres directly to the south of the airstrip, General Plan Amendment No. 998 amended the Land Use designation to Medium Density Residential and Change of Zone No. 7865 correspondingly changed the Zoning Classification of the 160-acre site. On December 15, 2015, the Riverside County Board of Supervisors approved and adopted the Resolution and Ordinance to amend the current Land Use designation and to alter the Zoning Classification.

The Pines Airpark request for a further extension was heard by the Planning Commission on June 1, 2016. At this Public Hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing and made a revised recommended motion that the life of the permit be extended for 10 years rather than the applicant's request for 20 years. The Planning Commission's action was based on the recognition that the area surrounding the private airstrip is gradually transitioning from a predominantly rural to more suburban environment through previously approved development growth patterns. The recommended motion by the Planning Commission was approved by a 5-0 vote. Based on the Planning Commission's action, the life of the private airstrip would be extended through July 1, 2026.

The project was scheduled for the July 12, 2016 Board of Supervisors Agenda as a consent item to Receive and File the recommendation made by the Planning Commission on June 1, 2016. On June 14, 2016, the County received a written letter from the firm of Davis, Wojcik, and Duarte, representing the adjacent owner of SP 310, stating their concerns that this further 10-year extension of CUP would negatively impact the adjacent approved development projects. The Board took action to schedule the matter for a Public Hearing on the September 13, 2016, so that the Board can consider the project.

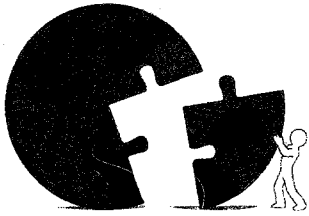
Since that time, staff has met with two out of the four property owners of the Pines Airpark and also with the objecting adjacent property owners to discuss the project. Our recommendation is that we continue this item to November 15, 2016 to allow sufficient time for have further discussions with the parties and explore options to resolve the concerns.

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 and now the Board of Supervisors.

ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Memo**
- C. Planning Commission Minutes**
- D. Neighboring Property Owner Letters**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: August 24, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: Conditional Use Permit No. 3078 Revision No. 3

(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 | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <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 | |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA EXEMPT |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd District) Press Enterprise

REQUESTING SEPTEMBER 13, 2016 SUPERVISORS HEARING AGENDA

SEP 22 2016 10:53

Riverside Office · 4080 Lemon Street, 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
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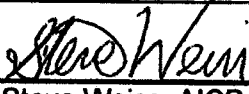
"Planning Our Future... Preserving Our Past"

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 SEP - 8 AM 10: 29

4.1

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Peter Lange
Planning Commission: June 1, 2016

CONDITIONAL USE PERMIT NO. 3078
REVISION NO. 3
CEQA EXEMPT
Applicant: Pines Airpark Association
Engineer/Representative: Sam Puma


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project site is spread across Parcels 1-4 of Parcel Map No. 16033 which totals approximately 40 acres. The project scope will not involve any improvements on the forty (40) acre project site which houses the existing airstrip or the four (4) neighboring single family residential dwellings and storage structures.

The proposed project is located north of Scott Street, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road.

Background:

The Pines Airpark Association airstrip was initially approved by the County of Riverside on January 9, 1978 through the approval of Conditional Use Permit No. 2023-W (CUP02023-W) which expired on February 1, 1991 and was limited to the private use of the Pines Airpark Association.

The Pines Airpark Association airstrip (CUP No. 3078) was approved on March 26, 1991 and set to expire March 23, 1998. On March 3, 1998, Conditional Use Permit No. 3078 Revision Permit No. 1 (CUP3078R1) proposed to extend the life of the Pines Airpark airfield for an additional ten (10) years and was approved by the Riverside County Board of Supervisors on June 23, 1998. CUP3078R1 was set to expire on June 6, 2006.

Conditional Use Permit No. 3078 Revision Permit No. 2 (CUP3078R2) was applied for on June 18, 2004 and proposed to extend the permit life for an additional ten (10) years. In addition, the application also amended Condition of Approval (COA) 10.PLANNING.30(c) to provide that "Not more than one (1) operational aircraft per residence shall be operating in flight at any time." CUP3078R2 also altered the takeoff and landing pattern for the private airstrip. The permit was approved by the Riverside County Planning Commission on October 20, 2004, Received and Filed by the Riverside County Board of Supervisors on November 30, 2004, and was set to expire on June 16, 2016.

The existing airstrip is currently unpaved and is approximately 55 feet wide and 2400 feet long. There are four (4) single family residential dwellings located adjacent to the existing airfield. Each single family dwelling has a storage structure, water well, and a septic tank. At this time, there are five (5) airplanes kept on the proposed project site and are maintained and housed in the existing storage units.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum)

M

2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum) to the east, west, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north and south.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the east, west Specific Plan (SP) to the north, and Planned Residential (R-4) to the south.
5. Existing Land Use (Ex. #1): Private airstrip and four (4) single family residential dwellings
6. Surrounding Land Use (Ex. #1): Vacant property to the north and south and single family residential dwellings to the east and west.
7. Project Data: Total Acreage: 40
8. Environmental Concerns: CEQA Exempt per section 15301

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

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

APPROVE Conditional Use Permit No. 3078 Revision No. 3, 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.

1. The project site is designated Rural: Rural Residential (R:RR)(5 Acre Minimum) on the Harvest Valley/Winchester Area Plan.
2. The Rural Residential (RR) land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural uses, limited recreational uses, compatible resource development and associated uses, and governmental uses. As addressed in the project description, the project scope proposes to extend the life of an existing private airstrip to June 30, 2036. The existing airstrip is intended for the sole recreational use of the members of the Pines Air Park Association and does not propose commercial operations as part of the project scope. Conditions of Approval (COA) have been added which restricts the number of flight operations per day, operational aircraft operating in flight at any one time, and prohibits the field to be used for commercial uses such as flight instruction. The project can be considered a limited recreational use and in result, is consistent with the Rural Residential (R:RR) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (R:R-R)(5 Acre Minimum) to the east, west, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north and south.

4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed use, airport or landing field is a permitted use, subject to approval of a conditional use permit, per section 5.1.d.1 of Ordinance No. 348 (Rural Residential zoning classification).
6. The proposed project, existing private airfield, is consistent with the development standards of the Rural Residential (R-R) zoning classification. More specifically, the Rural Residential (R-R) zoning classification requires a one-half acre minimum lot size. As indicated on the proposed exhibit, the project site is approximately forty (40) acres. The subsequent development standards listed in the Rural Residential (R-R) zoning classification are with regards to the height requirements of single family residential homes, buildings, or structures. Located within the northern, central, and southern portions of the project site are scattered single family dwellings and storage structures. The single family dwellings and storage structures are existing structure and are not affiliated with the project scope of CUP No. 3078R3. Therefore, the project is allowed in the Rural Residential (R-R) zoning classification and complies with the zone's development standards.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the east, west Specific Plan (SP) to the north, and Planned Residential (R-4) to the south.
8. Single family residential dwellings have been constructed and are operating in the project vicinity.
9. The project site is not located within a Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for preservation purposes. The proposed project site is not located within a CAL FIRE state responsibility area or a very high fire hazard zone. The project site is also located within the Highway 79 General Plan Policy Area. The purpose of the Highway 79 Policy Area is to address new development and adequate transportation infrastructure within the policy area. The project does not propose new development and will not be expanding the existing airstrip or the existing single family residential and storage structures located on the site. It only proposes to extend the life of a previously approved private airstrip. Additionally, as indicated in the Conditions of Approval (COA), the County of Riverside Transportation Department determined, in accordance with the Traffic Impact Analysis (TIA) Preparation Guide, that the project would be exempt from a traffic study due to the potential of the project generating less than 100 vehicular trips during peak hours. As a result, the project will not significantly affect existing circulation infrastructure or affect Level of Service standards and is consistent with the Highway 79 Policy Area.
10. Although the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301; and, therefore, AB 52 does not apply to the project, Planning staff still sent AB 52 notification letters in July 2015 to Tribes requesting notification. Staff received notification from the Pechanga Tribe on August 26, 2015 requesting to initiate project consultation. On March 17, 2016, Planning staff discussed the project with the Pechanga representatives via teleconference to discuss the overall project scope. During the discussion, the Pechanga representative requested that an Environmental Constraints Sheet be placed on the project. Planning staff responded by drafting an AB 52 conclusion letter that identified the project will not involve ground disturbing activities and an Environmental Constraints Sheet did not seem necessary. Planning staff did not receive a further response from Pechanga. Based on the information gathered by Planning and the information provided by Pechanga, Planning concluded that the project remains exempt from CEQA and AB 52 consultation was concluded on March 30, 2016.

11. The proposed project has been determined to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

As identified in the project scope, the project proposes to extend the life of an existing private airstrip onto June 30, 2036. The airstrip is currently a grass landing field (unpaved) and approximately 55 feet wide and 2,400 square feet long. The project does not propose expanding or altering the previously permitted airfield nor the neighboring single family dwellings or storage structures. The airfield is for the sole use of the Pines Air Park Association and will not be used flying instruction, proficiency examination for licensing requirements, or maintenance of aircraft not based at the existing airstrip facility. Therefore, the proposed project will not expand the existing use and is consistent with what was entitled through the previous entitlements for the property. The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. High Fire or State Responsibility Area;
 - c. Criteria Cell or Area of the WRCMSHCP;
 - d. A Fault Zone;
 - e. A half-mile of an active earthquake fault;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:

CONDITIONAL USE PERMIT NO. 3078 REVISION PERMIT NO. 3

CEQA EXEMPT

PC Staff Report: JUNE 1, 2016

Page 5 of 5

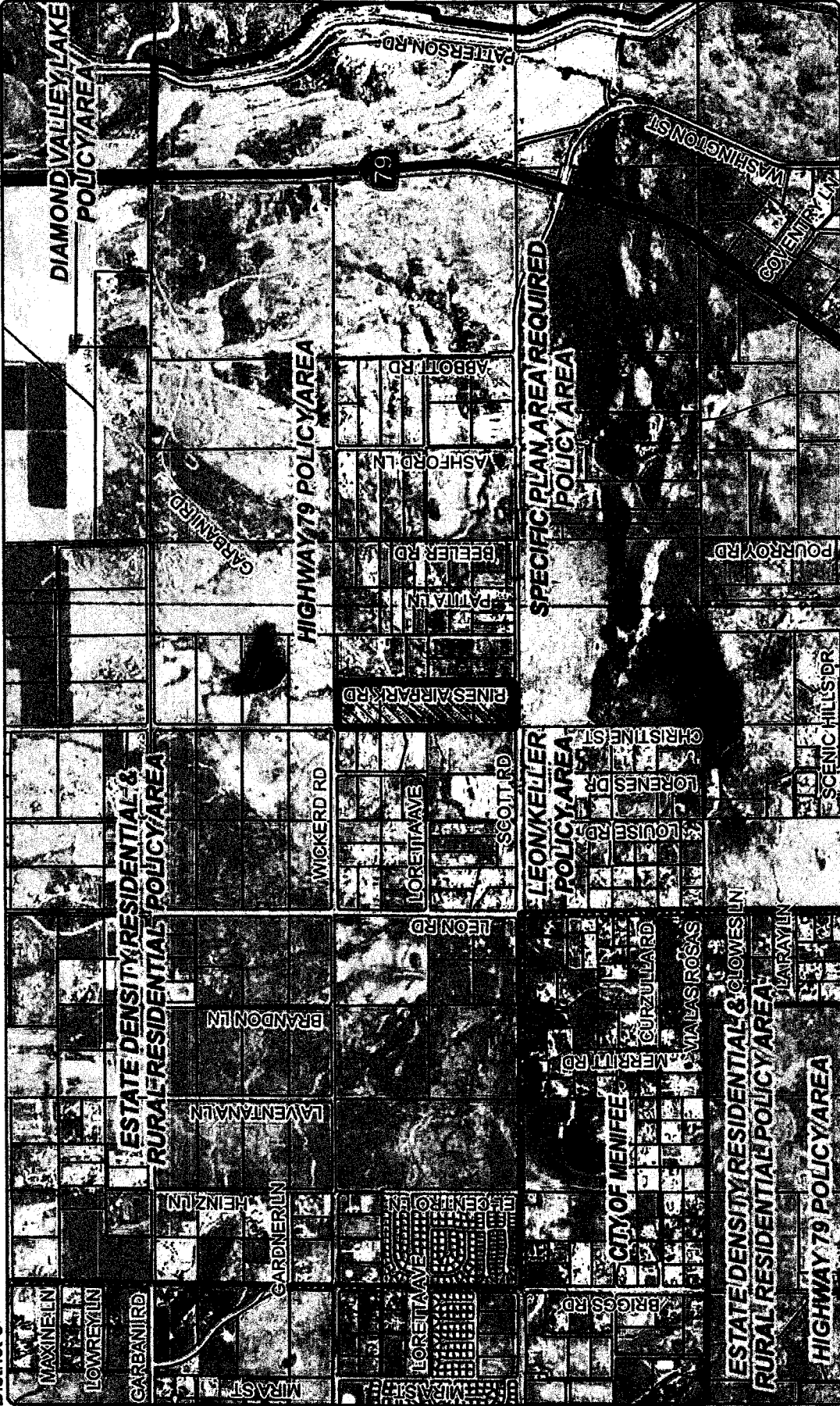
- a. An area that has a low to moderate susceptibility to soil liquefaction;
 - b. Susceptible to soil subsidence;
 - c. A 100-year flood plain and an area drainage plan;
 - d. Stephens Kangaroo Rat Fee Area;
 - e. Santa Margarita Watershed;
 - f. Valley-Wide Parks and Recreation District.
4. The subject site is currently designated as Assessor's Parcel Numbers 466-230-047, 466-230-048, 466-230-049, and 466-230-077.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03078R3

Supervisor Washington
District 3

Date Drawn: 07/22/2015
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Winchester

Author: Vinnie Nguyen



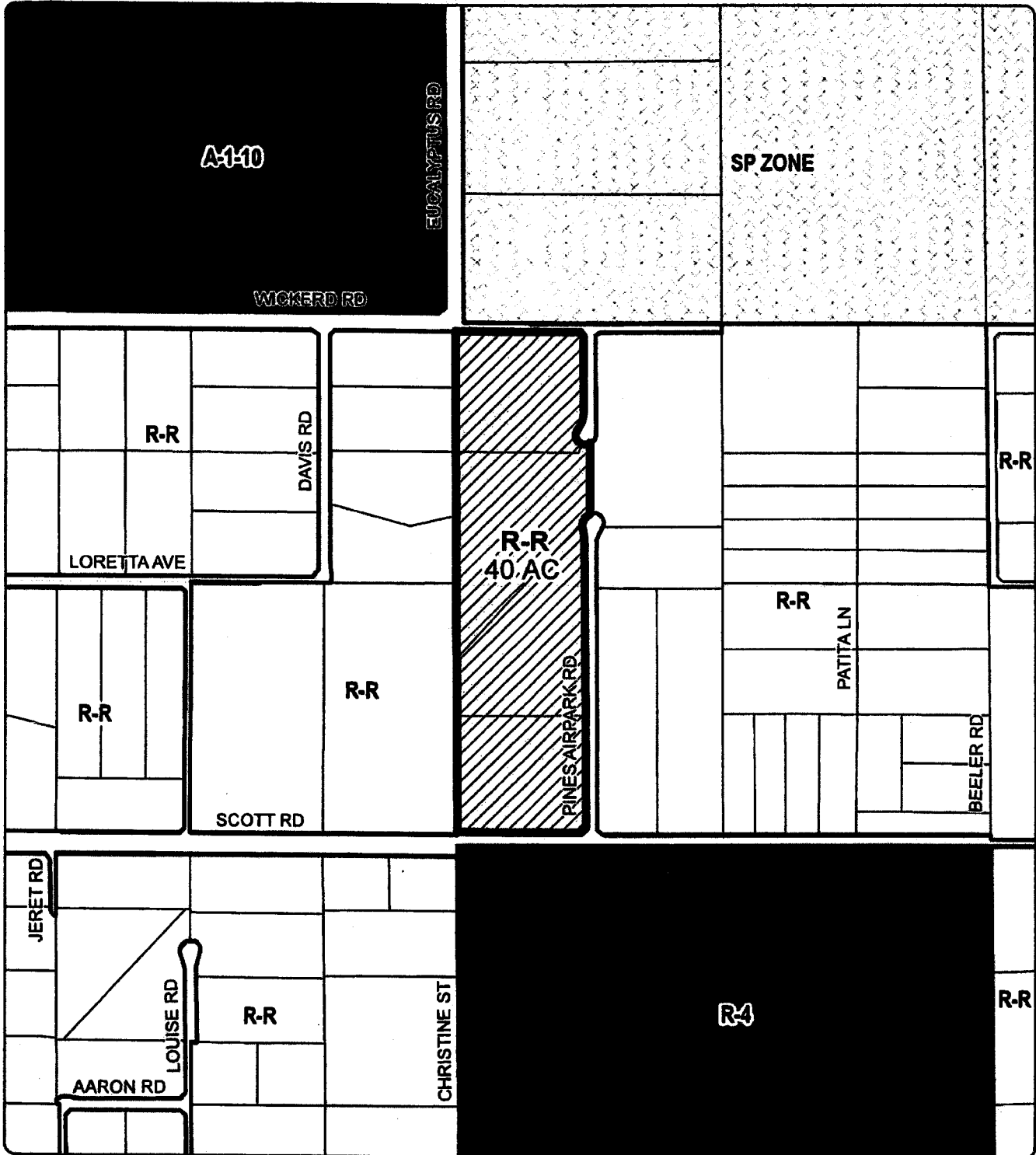
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (amending the last one) and designated the unincorporated Riverside County for future planning purposes. For further information, please contact the Riverside County Planning Department at 951/955-3300. This map was prepared by the Planning Department on 07/22/2015. The map is for informational purposes only.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3
EXISTING ZONING

Date Drawn: 12/29/2015
Exhibit 2

Supervisor Washington
District 3



Zoning Area: Winchester

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Web site <http://planning.rcdms.org>

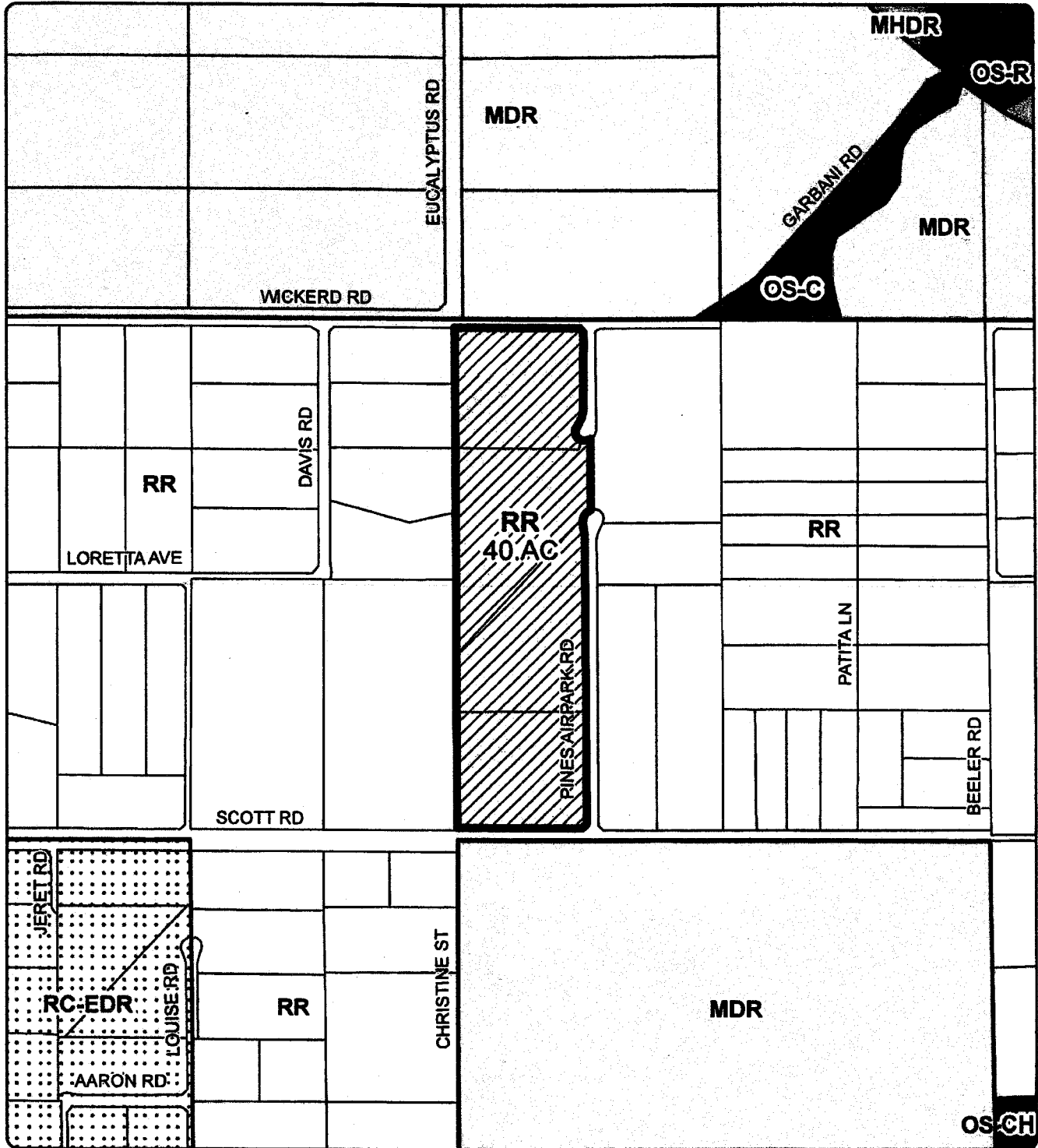
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 12/29/2015
Exhibit 5



Zoning Area: Winchester

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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://www.rcplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

Date Drawn: 07/22/2015

Supervisor Washington
District 3

LAND USE

Exhibit 1



Zoning Area: Winchester

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.rcdms.org>

APPLICANT/OWNERS REP.
 PINES AIRPARK ASSOC.
 SAM C. PUMA PRES.
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 510-722-7862

EXHIBIT PREPARED BY:
 SUSAN W. PUMA
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 310-594-6972

LEGAL DESCRIPTION
 MAP 16033
 BOOK 107
 PAGE 05
 PARCELS 1, 2, 3, AND 4
 COUNTY OF RIVERSIDE

EXHIBIT SCALE: 1" = 300'

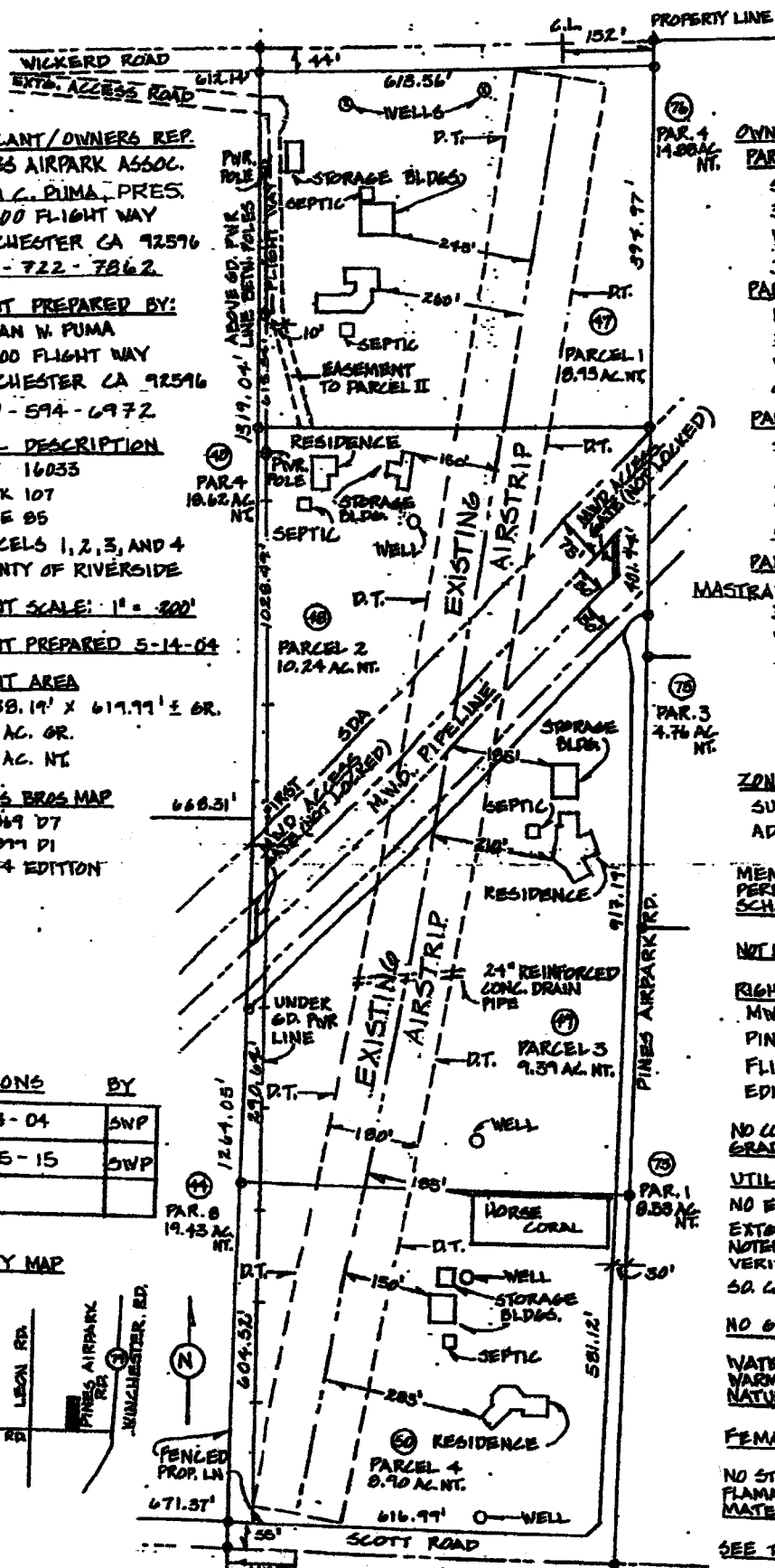
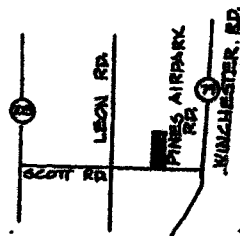
EXHIBIT PREPARED 5-14-04

EXHIBIT AREA
 2638.19' X 617.97' ± GR.
 40 AC. GR.
 30 AC. NT

THOMAS BROS MAP
 PG. 049 D7
 PG. 077 D1
 2004 EDITION

REVISIONS	BY
5-14-04	SNP
3-15-15	SNP

VICINITY MAP



OWNER INFORMATION
PARCEL 1 #446230047
 SAM, SUSAN PUMA
 32600 FLIGHT WAY
 WINCHESTER 92596
 510-722-7862
PARCEL 2 #446230048
 ROBT, LYNN KOSAR
 32655 FLIGHT WAY
 WINCHESTER 92596
 951-926-5202
PARCEL 3 #446230049
 43350 TEMECULA
 LLC
 32705 PINES AIRPK. RD.
 WINCHESTER 92596
 619-522-0547
PARCEL 4 #446230077
 MASTRANGELO FAMILY TRK
 32875 PINES AIRPK. RD.
 WINCHESTER 92596
 800-265-6030

NOTES

- ZONING**
 SUBJECT PROP. R-R
 ADJACENT PROP. R-R
- MENIFEE UNION / PERRIS UNIFIED SCHOOL DISTRICT**
- NOT IN SF STUDIES ZONE**
- RIGHT OF WAY EASEMENTS**
 MWD PIPELINE
 PINES AIRPARK RD.
 FLIGHT WAY
 EDISON POWER LINE.
- NO CONSTRUCTION OR GRADING**
- UTILITIES**
 NO EMWD OR SEWAGE
 EXT. WELLS, SEPTIC NOTED ON EXHIBIT
 VERIZON-TELEPHONE
 SA CAL EDISON-ELEC.
- NO GEO. HAZARD**
- WATERSHED FOR WARM SPRINGS CREEK NATURAL DRAINAGE**
- FEMA ZONE C**
- NO STORAGE OF FLAMMABLE/COMBUSTIBLE MATERIALS**
- SEE TOPD FOR SPT ELEV.**

CONDITIONAL USE PERMIT #0070R3
PRIMARY EXHIBIT
 CASE: CUP03078R3
 EXHIBIT: A
 DATE: 5/21/15
 PLANNER: P. Lange

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend the life of an existing private airstrip operated by the Pines Airpark Association through July 1, 2026. The project site is spread across Parcels 1-4 of Parcel Map No. 16033 which total approximately 40 acres. The project scope will not involve any improvements on the forty (40) acre project site which houses the existing airstrip or the neighboring single family residential dwellings and storage structures.

LIFE OF PERMIT LIFE AMENDED AT 6/1/16 PC HEARING

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

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

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

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. 3078 Revision No. 3 (CUP3078R3) shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3078, Revision No. 3, dated May 21, 2015.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- MSHCP IF IMPROVEMENTS

RECOMMND

Project approved as long as no improvements or discretionary actions are planned. If they are in the future, MSHCP compliance surveys will be required. This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) and is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

An assessment onsite pursuant to Section 6.1.2, shall include the identification and mapping of all Riparian Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect the species listed under the "Purpose". Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values of related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat; focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.EPD. 1

- MSHCP IF IMPROVEMENTS (cont.)

RECOMMND

All Riparian/Riverine, Vernal Pools and other species suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted for the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)
California Orcutt grass (*Orcuttia californica*)
many-stemmed dudleya (*Dudleya multicaulis*)
Munz's onion (*Allium munzii*)
San Diego ambrosia (*Ambrosia pumila*)
spreading navarretia (*Navarretia fossalis*)
Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)
burrowing owl (*Athene cunicularia hypugaea*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

Urban Wildland Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources an Urban/Wildlife Interface Guideline analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

Drainage
Toxics
Lighting
Noise
Invasive landscape species
Barriers
Grading/Land Development

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP IF IMPROVEMENTS (cont.) (cont.) RECOMMND

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to EPD link <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

If you have any questions, please contact Laura Magee at lmagee@rctlma.org or 951-955-6892.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03078, Revised Permit No. 3, is a request to extend the life of an existing private airstrip. The airstrip is located in the Domenigoni Valley area on the north side of Scott Road west of Pines Airpark Road. The airstrip is spread across Parcels 1 - 4 of Parcel Map 16033 which total approximately 40-acres. The District has previously reviewed this site as PM 16033 and CUP 3078.

As stated in the District's previous reviews for this project site, a broad watercourse with a watershed of over 23 square miles traverses the central portion of the site. The topography of the site is relatively flat terrain and flows will tend to spread out over a large area. This 100-year flood plain and watercourses have been delineated on an Environmental Constraint Sheet (ECS) in association with Parcel Map 16033 in 1980. This flood plain has also been delineated by the Department of Water Resources (DWR) and in a special flood plain study for Warm Springs processed by the Corps.

It should be noted that the construction of the Diamond Valley Lake removed a portion of the drainage area tributary to the project site but the delineated flood plain may not reflect this change. However, even with the smaller drainage area, a wide flood plain can be expected through the project site.

According to the District's original review of this conditional use permit (1990), the landing strip appears to

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

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

RECOMMND

have been graded flush with existing ground so no significant diversion of major flood flows is expected. The owner(s) installed a 24-inch reinforced concrete pipe and graded a wide swale on the easterly (upstream) side of the site to capture and convey low flows under the landing strip. The landing strip can be expected to be overtopped in a large storm event.

The project site is located in the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (AP) where fees have been adopted by the Board of Supervisors. However, since no improvements or additional impervious surface is proposed, the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

This revised permit is to extend the life of the existing use. The District does not object to this request.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

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

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 21 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03078, CUP03078R1, and CUP03078R2 shall become null and void upon final approval of CUP03078R3 by the County of Riverside.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

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

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

10.PLANNING. 28 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

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.PLANNING. 28

USE - ORD 810 O S FEE (1) (cont.)

RECOMMND

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. 31

USE - 3RD & 5TH DIST DSGN STDS

RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 34

USE- AIRSTRIP OPERATION

RECOMI

A.The airstrip shall not be open to the public and the runway shall be marked with an "X" or "R" in accordance with applicable FAA regulations.

B.No aircraft exceeding 6,000 pounds of gross takeoff weight shall be kept or operated at the facilities hereby.

C.No more than 1 (one) operational aircraft per residence shall be operating in flight at any time. (Note this is the revised conditions attached to CUP 3078R2 dated 10/20/04).

D.There shall be no storage of fuel on the premises, unless appropriate permits are obtained from the Riverside County Department of Fire Protection, Riverside County Department of Weights and Measures, and the Southern California Air Quality Management District. There shall be no sale of petroleum products conducted on the premises.

E.There shall be no flying instruction, proficiency examination for licensing requirements, or maintenance of aircraft not based at this facility conducted from the premises covered by this permit.

F.The operation permitted hereby shall conform to all other applicable County, State, and Federal requirements

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.PLANNING. 34 USE- AIRSTRIP OPERATION (cont.)

RECOMMND

affecting the operation of airports.

G.All aircraft parking and operating areas shall be treated with a soil stabilizer at such time intervals as necessary to prevent dust.

H.All aircraft parking and operating areas shall be maintained free of flammable vegetation or debris at all times.

10.PLANNING. 36 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.PLANNING. 36

USE - LOW PALEO (cont.)

RECOMMND

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 37

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.PLANNING. 37

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 38

USE - UNANTICIPATED RESOURCES

RECOMMND

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

1) 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

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

determined to be of significance due to its sacred or cultural importance.

a) 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 County Archaeologist to discuss the significance of the find.

b) 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 County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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

No additional on-site right-of-way shall be required on Flight Way and Pines Airpark Road since adequate right-of-way exists per PM 107/85.

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

No additional road improvements will be required at this time along.

20. PRIOR TO A CERTAIN DATE

PARKS DEPARTMENT

20.PARKS. 1 USE - OFFER OF DEDICATION RECOMMND

Within six (6) months of the effective date of this permit, the applicant shall offer the Regional Trail located along Wickerd Road for dedication to the Riverside County Regional Park and Open-Space District or County Landscape and Lighting Maintenance District for trail purposes. The Regional Trail easement is 20-feet. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

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

The life of Conditional Use Permit No. 3078R3 shall terminate on July 1, 2026 or within one (1) year of recordation of any tract map within a 3/4 mile distance from the subject property boundaries, whichever occurs first. This permit shall thereafter be null and void and of no effect whatsoever.

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION/SUR

RECOMMND

Within six (6) months of the effective day of this permit, sufficient public street right-of-way along Scott Road shall be conveyed for public use to provide for a 76 foot half-width dedicated right-of-way per County Standard No. 91, Ordinance 461.

20.TRANS. 2 USE - R-O-W DEDICATION/SUR

RECOMMND

Within six (6) months of the effective day of this permit, sufficient public street right-of-way along Wickerd Road shall be conveyed for public use to provide for a 50 foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

20.TRANS. 3 USE - CORNER CUT-BACK/SUR

RECOMMND

All corner cutbacks shall be applied per County Standard No. 805, Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

ADDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

PLANNING DEPARTMENT

60.PLANNING. 7 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, 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 40 acres (gross) in accordance with APPROVED EXHIBIT NO. 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.

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3078R3, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - GRADING EA/AB52 RECOMMND

Prior to issuance of grading permit, a CEQA initial study shall be performed to assess the potential for impacts that were not assessed under the parent case CUP03078R3. Further, this initial study will trigger the requirement for tribal consultation under AB52.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Menifee Union School & Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3078R3, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

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

SURVEY DIVISION WILL CLEAR THE CONDITION:

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.TRANS. 2 USE - R-O-W DEDICATION 1/SUR RECOMMND

SURVEY DIVISION WILL CLEAR THE CONDITION.

Sufficient public street right-of-way along Wickerd Road shall be conveyed for public use to provide for a 50-foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

80.TRANS. 3 USE - CORNER CUT-BACK 1/SUR RECOMMND

SURVEY DIVISION WILL CLEAR THE CONDITION.

All corner cutbacks shall be applied per County Standard No. 805, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 16 USE - 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- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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 40 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.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

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

RECOMMND

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

The amount of the fee for commercial or industrial

09/08/16
09:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional No. 3078R3 has been calculated to be 40 net acres.

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

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

DATE: May 21, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.

Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
3rd District Supervisor
3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - EA42796- Applicant: Pines Park Association-Engineer/Representative: Sam Puma- Third Supervisorial District- Winchester Zoning Area- Harvest Valley/Winchester Area Plan- Rural-Residential (R: RR)-Location: North of Scott, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road- 40 acres-Rural Residential (RR)-**REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings. -APN: 466-230-047, 466-230-048, 466-230-049, 466-230-077. Concurrent Cases: CUP03078, CUP03078R1, and CUP03078R2. Cabazon's

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 4, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417**, Project Planner, or e-mail at plange@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

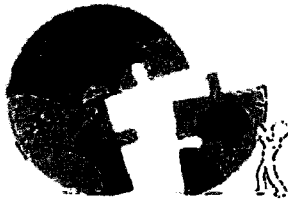
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 30, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion for CUP03078R3

Dear Ms. Hoover,

An AB 52 notification for CUP03708r3 was sent to you on July 15, 2015. On August 26, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga – Temecula Band of Luiseno Mission Indians for AB 52 consultation on the Project.

On March 17, 2016, the Planning Department met with you via teleconference. At this time, you requested an Environmental Constraints Sheet to be placed on the project. On March 17, 2016 a summary of projects discussed earlier that day was sent to you via email. In this email CUP03078r3 was discussed and the following information was included: "The scope of this project does not include any improvements to the existing airstrip or the neighboring single family dwellings. Any potential future ground disturbing activities would need a separate application and permit. It is at this time that your request would be appropriate".

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. Conditions of approval have been entered for the process to be taken in the event any human remains or unanticipated resources are identified as a result of this project. These conditions of approval can be found as an attachment to this letter.

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"

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on CUP03078r3 and considers AB 52 consultation concluded as of this letter's date. Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Thomson". The signature is fluid and cursive, with the first name "Heather" written in a larger, more prominent script than the last name "Thomson".

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Peter Lange, Contract Planner

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Samuel Puma and Susan Puma; Robert S. Kosar and Lynn D. Kosar, as Co-Trustees for the R.S. Kosar Family Trust dated May 30, 2003; Finch Partners, L.P., a California Limited Partnership; Donald J. Mastrangelo and Rachel L. Mastrangelo, Trustees of The Mastrangelo Family Trust dated June 16, 2014 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 466-230-047, 466-230-048, 466-230-049 and 466-230-077 ("PROPERTY"); and,

WHEREAS, on May 12, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3078 Revised Permit No. 3 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Samuel & Susan Puma
32600 Flight Way
Winchester, CA 92596

Robert & Lynn Kosar
32655 Flight Way
Winchester, CA 92596

Reginald & Therese Finch
32785 Pines Airpark Road
Winchester, CA 92596

Don & Rachel Mastrangelo
32875 Pines Air Park Road
Winchester, CA 92596

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement

and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising

under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

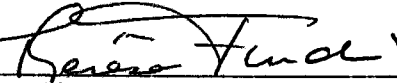
Dated: 5/31/16

[Signatures follow on next two (2) pages]

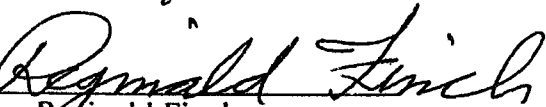
FORM APPROVED BY COUNSEL
BY: Michelle DATE: 4/13/16
MICHELLE

By: Finch Partners, L.P., a California Limited Partnership

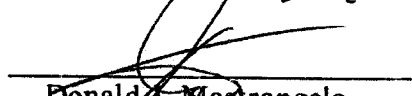
By: Finch Management Corporation, a California Corporation
Its General Partner

By: 
Therese Finch
President

Dated: 4/6/2016

By: 
Reginald Finch
CFO and Secretary

Dated: 4/6/2016

By: 
Donald J. Mastrangelo
Co-Trustee of The Mastrangelo Family Trust dated June 16, 2014

Dated: 3/2/16

By: 
Rachel L. Mastrangelo
Co-Trustee of The Mastrangelo Family Trust dated June 16, 2014

Dated: 3/2/16

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of REVERSIDE } SS.

On MARCH 04, 2016, before me, MICHAEL L MEHM SR, Notary Public,
DATE
personally appeared SAMUEL POMA AND SOSAN POMA, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

- CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**
- INDIVIDUALS
 - CORPORATE OFFICER _____ TITLE(S)
 - PARTNER(S)
 - ATTORNEY-IN-FACT
 - GUARDIAN/CONSERVATOR
 - SUBSCRIBING WITNESS
 - OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

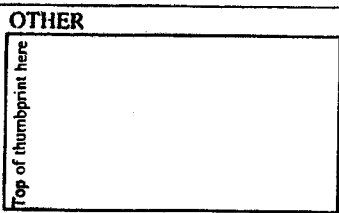
INDEMNIFICATION AGREEMENT
TITLE OR TYPE OF DOCUMENT

6
NUMBER OF PAGES

MARCH 04, 2016
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)
On APRIL 6, 2016 before me, PAUL T. NEWPORT NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared THERESE FINCH AND
Name(s) of Signer(s)
REGINALD FINCH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Paul T. Newport
Signature of Notary Public
PAUL T. NEWPORT

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document INDEMNIFICATION
Title or Type of Document: AGREEMENT Document Date: APR 6, 2016
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: THERESE FINCH
 Corporate Officer — Title(s): PRESIDENT
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: REGINALD FINCH
 Corporate Officer — Title(s): CFO SECRETARY
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

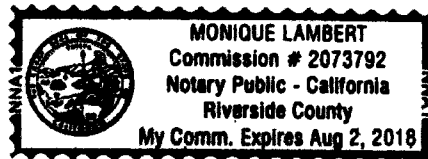
County of Riverside

On March 2, 2016 before me, Monique Lambert, Notary Public
(insert name and title of the officer)

personally appeared Donald J. Mastrengele and Rachel L. Mastrengele who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Monique Lambert (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On March 03 2016 before me, Lupe Rufrano Notary Public-----
(here insert name and title of the officer)

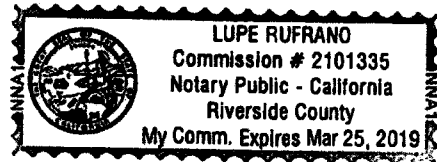
personally appeared ROBERT S.KOSAR and LYNN D. KOSAR

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Lupe Rufrano*




(Seal)

Lange, Peter

From: Shippy, Daryl <DShippy@rivcoeda.org>
Sent: Tuesday, May 10, 2016 1:23 PM
To: Lange, Peter
Subject: RE: CUP3078R3: Airport Vicinity

Peter,
I know the airfield, I didn't know they were still using it. We have not received any complaints from that facility.



Daryl Shippy
County Airport Manager
Aviation
DShippy@rivcoeda.org
www.rivcoeda.org

Phone: 951.955.9418
Fax: 951.955.6686

EMAIL CONFIDENTIALITY NOTICE: This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are not the intended recipient, you are hereby notified that any dissemination or copy of this message, or any attachment, is strictly prohibited. If you have received a copy of this email in error, please notify the sender by reply email immediately, and remove all copies of the original message, including attachments, from your computer.

From: Lange, Peter
Sent: Monday, May 09, 2016 3:09 PM
To: Shippy, Daryl
Subject: CUP3078R3: Airport Vicinity

Hi Daryl,

I am working on a bit of research to determine the closest public airport to one of my projects (CUP03078R3) which I believe is French Valley Airport. This project proposes to extend the life of an existing private airfield that will not be utilized for commercial operation. This airfield is owned and operated by the Pines Airpark Association. I also wanted to determine (if possible), if any complaints have been received regarding the Pines Airpark airfield. I have included a brief project description that identifies the APNs that the site is located upon and the general location of the site.

Please let me know if you have any questions. Thanks.

Peter Lange
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502
951-955-1417



Bridal Show and Boutique
Saturday May 14th, 12 noon to 4 p
Wedding Planning ♦ Catering ♦ Entertainment ♦ Floral Design ♦ A

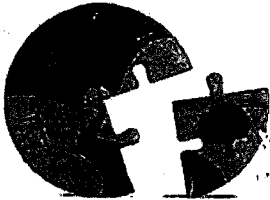
Edward-Dean Museum & Gardens (951) 8

9AM - 3PM

JUNE 4. 2016

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2016

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Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Revise existing CUP 3078R2 as 3078R3 through June 30, 2036

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: 3078R3 DATE SUBMITTED: 5/12/2015

APPLICATION INFORMATION

Applicant's Name: Pines Airpark Association E-Mail: scpuma@puma-appsci.com

Mailing Address: 32600 Flight Way
Winchester CA 92596
City State ZIP

Daytime Phone No: (310) 722-7862 Fax No: () _____

Engineer/Representative's Name: Sam C. Puma E-Mail: scpuma@puma-appsci.com

Mailing Address: 32600 Flight Way
Winchester CA 92596
City State ZIP

Daytime Phone No: (310) 722-7862 Fax No: () _____

Property Owner's Name: See Primary Exhibit 3078R3 E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

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

EA 42796, CFG 06179

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sam C. Puma

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.

Sam C. Puma

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): 466230047, 466230048, 466230049, 466230077

Section: 17 Township: 6S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 40

General location (nearby or cross streets): North of Scott, South of Wickerd, East of Leon, West of Pines Airpark Rd.

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

Project Description: (describe the proposed project in detail)

Revised CUP 3078R2 to extend through June 30, 2036. No new construction, grading, utilities required.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). 03078R2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Exempt E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No N/A Existing wells, see primary exhibit.

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

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

Is sewer service available at the site? Yes No N/A Existing septic systems, see primary exhibit.

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____ None _____

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

Import _____ Export _____ Neither

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ N/A _____ sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

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

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)

Pruma M

Date

4/27/15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *[Signature]* Date 4/27/15

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	
Project Location:	
Project Description:	N/A
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared-food-and-drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Includes San Jacinto River watershed.
²Land area is based on acreage disturbed.
³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.
⁴The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/mdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.
 If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

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

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

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:	N/A	
Project Applicant Information:		
Proposed Project Consists of, or Includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES" Project requires a project-specific WQMP.		
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Pines Airpark Association hereafter "Applicant" and See Primary Exhibit "Property Owner".

Description of application/permit use:

Revise existing CUP 3078R2 as 3078R3 through June 30, 2036.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose:—The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 466230047, 466230048, 466230049, 46623050

Property Location or Address:

See primary exhibit for Pines Airpark - FAA (8CA5)

2. PROPERTY OWNER INFORMATION:

Property Owner Name: See Primary Exhibit Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Sam C. Puma Phone No.: (310) 722-7862

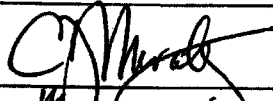
Firm Name: Pines Airpark Association Email: scpuma@puma-appsci.com

Address (if different from property owner)
32600 Flight Way
Winchester, CA 92596

4. SIGNATURES:

Signature of Applicant:  Date: 4/27/15
 Print Name and Title: Sam C. Puma, President, Pines Airpark Association

Signature of Property Owner: See attached four (4) signature pages Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by  Date: 5/12/15
 Print Name and Title: Catherine Madones, County Clerk

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>CUPO307823 E442796 CFB00179</u>	
Set #: <u>CC006660</u>	Application Date: <u>5/12/15</u>

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road - 40 acres - Rural Residential (RR) - **REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: JUNE 1, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail plange@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/30/2015,

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

APN (s) or case numbers CUPO3078R3 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: Vinnie Nguyen

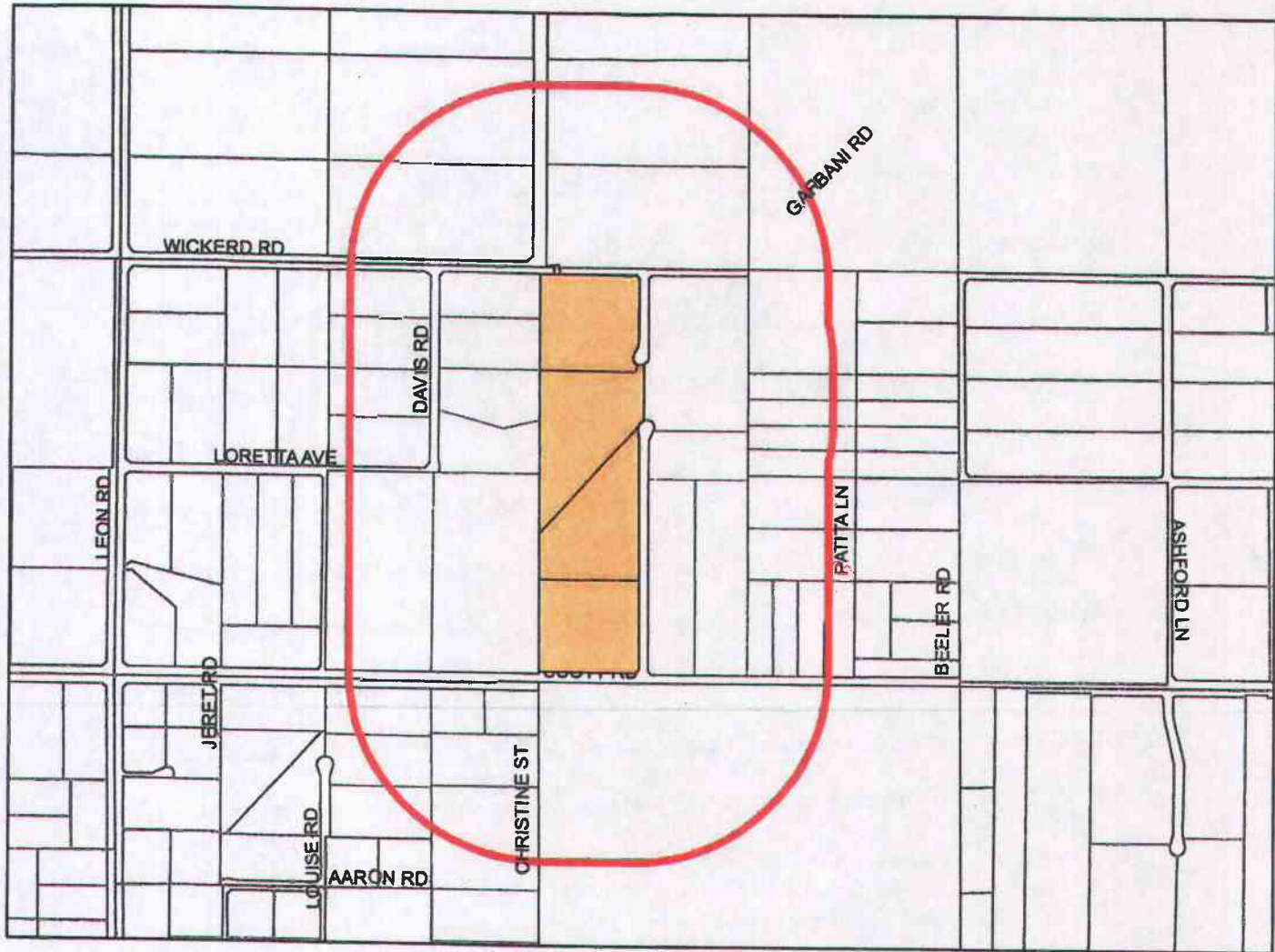
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03078R3 (1200 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 466-230-049 | 466-230-073 | 466-230-067 | 466-330-011 | 466-330-012 | 466-330-013 | 466-230-026 | 466-230-014 | 466-230-025 | 466-230-077 |
| 472-060-016 | 472-060-017 | 466-230-044 | 466-230-074 | 466-230-070 | 472-060-013 | 472-060-014 | 466-230-028 | 466-230-006 | 466-330-007 |
| 466-330-008 | 466-230-068 | 466-230-069 | 466-230-046 | 466-230-010 | 466-230-072 | 466-230-045 | 466-230-071 | 472-060-020 | 466-230-048 |
| 472-060-012 | 472-060-015 | 466-230-047 | 472-070-001 | 466-230-076 | 466-230-075 | 466-230-043 | 466-230-078 | 466-230-079 | 466-230-080 |
| 466-230-081 | 466-230-027 | | | | | | | | |



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.

ASMT: 466230006, APN: 466230006
KIM FROMER
22225 ACORN ST
CHATSWORTH CA 91311

ASMT: 466230043, APN: 466230043
DIANE PIRLOT, ETAL
31260 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230010, APN: 466230010
MICHEL MCINTYRE
32787 PATITA LN
WINCHESTER, CA. 92596

ASMT: 466230044, APN: 466230044
GREEN GABLES EQUESTRIAN CENTER
1629 VERDUGO BLV
LA CANADA CA 91011

ASMT: 466230014, APN: 466230014
CARLOS GARCIA
P O BOX 728
MURRIETA CA 92564

ASMT: 466230045, APN: 466230045
JENNY MCWILLIAMS, ETAL
P O BOX 1434
TOPOCK AZ 86436

ASMT: 466230025, APN: 466230025
DAVID OWENS
31720 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230046, APN: 466230046
MARCELINA BALDEN, ETAL
C/O MARCELINA BALDEN
2018 HOWARD AVE
SAN DIEGO CA 92104

ASMT: 466230026, APN: 466230026
CASSAUNDRA RICE, ETAL
31750 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230047, APN: 466230047
SUSAN PUMA, ETAL
32600 FLIGHT WAY
WINCHESTER, CA. 92596

ASMT: 466230027, APN: 466230027
ERIN FURLONG, ETAL
29180 GANDOLF CT
MURRIETA CA 92563

ASMT: 466230048, APN: 466230048
LYNN KOSAR, ETAL
P O BOX 788
PO BOX 788
WINCHESTER CA 92596

ASMT: 466230028, APN: 466230028
MARIA VARGAS, ETAL
31860 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230067, APN: 466230067
ACE COUCH
2346 COLLIER CT
SIMI VALLEY CA 93065



ASMT: 466230068, APN: 466230068
LESTER WHEATLEY
32565 DAVIS RD
WINCHESTER, CA. 92596

ASMT: 466230075, APN: 466230075
VANCE HARRIS
22488 RAMONA AVE
NUEVO CA 92567

ASMT: 466230069, APN: 466230069
MANSOUR TOLIYAT
1626 N WILCOX AVE NO 378
LOS ANGELES CA 90028

ASMT: 466230076, APN: 466230076
KIRSTEN KUCERA, ETAL
32680 PINES AIRPARK RD
WINCHESTER, CA. 92596

ASMT: 466230070, APN: 466230070
TERI MALONE, ETAL
31260 LORETTA AVE
WINCHESTER, CA. 92596

ASMT: 466230077, APN: 466230077
RACHEL MASTRANGELO, ETAL
32875 PINES AIRPARK RD
WINCHESTER, CA. 92596

ASMT: 466230071, APN: 466230071
GLORIA CASILLAS, ETAL
25358 LACEBARK DR
MURRIETA CA 92563

ASMT: 466230079, APN: 466230079
DIANE BINETTE, ETAL
32560 DAVIS RD
WINCHESTER, CA. 92596

ASMT: 466230072, APN: 466230072
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

ASMT: 466330008, APN: 466330008
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

ASMT: 466230073, APN: 466230073
43350 TEMECULA
P O BOX 181140
CORONADO CA 92178

ASMT: 466330013, APN: 466330013
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 466230074, APN: 466230074
HORALIA JAUREGUI
7249 DUNMORE PL
RANCHO CUCAMONGA CA 91739

ASMT: 472060014, APN: 472060014
JOANN RICHARDSON
31385 SCOTT RD
WINCHESTER CA 92596

ASMT: 472060015, APN: 472060015
GLORIA ADAME, ETAL
41863 JUNIPER ST
MURRIETA CA 92562

ASMT: 472060016, APN: 472060016
DOUGLAS SMITH
33121 CHRISTINE ST
WINCHESTER, CA. 92596

ASMT: 472060017, APN: 472060017
DEBRA SUMMERS, ETAL
P O BOX 209
SUN CITY CA 92586

ASMT: 472060020, APN: 472060020
JANET CHAMBERLAIN, ETAL
16990 BROKEN ROCK CT
RIVERSIDE CA 92503

ASMT: 472070001, APN: 472070001
SCOTT ROAD 160
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER CA 92596



4/6/2016 1:00:46 PM

Samuel and Susan Puma
32600 Flight Way
Winchester CA 92596

Donald and Rachel Mastrangelo
32875 Pines Airpark Road
Winchester CA 92569

Robert and Lynn Kosar
32655 Flight Way
Winchester CA 92596

Reginald and Therese Finch
32785 Pines Airpark Road
Winchester, CA 92596

4/7/2016 8:14:36 AM

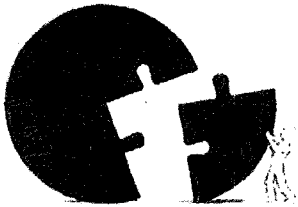
Pechanga Band of Mission Indians
Attn: Erbu T. Ozdil
P.O. Box 2183
Palm Springs, CA 92593

Eastern Municipal Water District
17140 Kitching Street
Moreno Valley, CA 92551

Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

Domenigoni Barton Properties
Attn: Andy & Cindy Domenigoni
31851 Winchester Road
Winchester, CA 92596

Adam Rush, AICP
1470 East Cooley Drive
Colton, CA 92324



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3078 Revision Permit No. 3

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Scott Street, southerly of Wickered Road, westerly of Pines Airpark Road, and easterly of Leon Road.

Project Description: The Conditional Use Permit proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project scope will not involve any improvements to the existing airstrip or the neighboring single family residential dwellings and storage structures.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Pines Park Air Association, 32600 Flight Way, Winchester CA 92596

Exempt Status: (Check one)

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

Reasons why project is exempt: A Class I exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or expansion of use beyond that existing at the time of the lead agency's determination.

The proposed project does not involve any alterations to the existing airstrip or surrounding single family residential. Rather, the permit proposes to extend the life of the existing permit for the private airstrip.

Peter Lange 951-955-1417
County Contact Person Phone Number

Signature Project Planner Title 4/6/2016 Date

Date Received for Filing and Posting at OPR: _____

Revised: 03/30/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42796 ZCFG No. 06179

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

Conditional Use Permit No. 3078 Revision Permit No. 3

Project Title/Case Numbers

Peter Lange
County Contact Person

951-955-1417
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Pines Park Association
Project Applicant

32600 Flight Way Winchester CA 92596
Address

Northerly of Scott Street, southerly of Wickerd Road, easterly of Leon Road, and westerly of Pines Airpark Road

Project Location

The Conditional Use Permit proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project scope will not involve any improvements to the existing airstrip or the neighboring single family residential dwellings.

Project Description

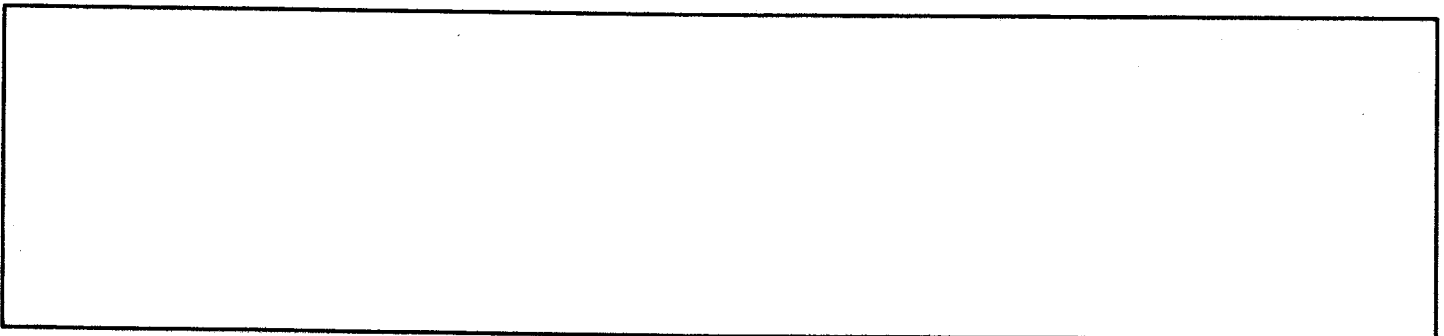
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

- 1. The project will not have a significant effect on the environment.
- 2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgement of the Lead Agency.
- 3. Mitigation measures were not made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
- 5. A statement of Overriding Considerations was not adopted.
- 6. Findings were made pursuant to the provisions of CEQA.

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

Signature Peter Lange, Project Planner 4/6/2016
Title *Date*

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA 42796 ZCFG .6179

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1505217

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

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

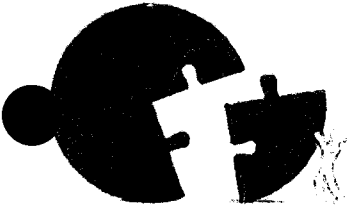
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PINES PARK ASSOCIATION \$50.00
paid by: CK 135
CFG FOR EA42796
paid towards: CFG06179 CALIF FISH & GAME: DOC FEE
at parcel: 32875 PINES AIRPARK RD WINC
appl type: CFG3

By _____ May 12, 2015 09:37
MGARDNER posting date May 12, 2015

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

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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: June 1, 2016
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **Staff Report and GIS Alterations**

Attached to this memo are copies of the revised Staff Report and Land Use and Zoning GIS exhibits for CUP3078R3. During the development of the Staff Report and GIS Exhibits, staff indicated that the property directly to the south of CUP3078R3 had a current Land Use Designation of Rural: Rural Residential (R:RR) and a Zoning Classification of Rural Residential (R-R). Both the land use designation and zoning classification have since been revised. The Land Use designation had been amended to Medium Density Residential (CD: MDR) and the Zoning Classification had been changed to Planned Residential (R-4). The changes in Land Use and Zoning Classification for this property were processed concurrently under General Plan Amendment (GPA) No. 998 and Change of Zone (CZ) No. 7865. The two applications were approved and adopted by the Riverside County Board of Supervisors on December 15, 2015. Staff has revised the Staff Report and General Plan Land Use and Zoning Exhibits (herein attached) to reflect the revised land use designation and zoning classification for the property directly to the south.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



**PLANNING COMMISSION
MINUTE ORDER
JUNE 1, 2016**

ORIGINAL

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickerd Road, west of Pines Airport Road, and east of Leon Road - 40 acres - Rural Residential (RR).

II. PROJECT DESCRIPTION:

A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings.

III. MEETING SUMMARY:

Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

Spoke in favor of the proposed project:

- Sam C. Puma, Applicant, Winchester, CA 92596 (310) 722-7862
- Don Mastranglo, Applicant, 32875 Pines Airport Rd., Winchester, CA 92596 (808) 265-6030

Spoke in opposition to the proposed project:

- Andy Domenigoni, Neighbor
- Cindi Domenigoni, Neighbor, 31851 Winchester Rd., Winchester, CA 92596 (951) 926-6924

IV. CONTROVERSIAL ISSUES:

Compatibility of air strip given the transitioning of the area from rural to suburban.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia

A vote of 5-0,

FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); and,

APPROVED CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3, WITH MODIFICATION TO EXTEND FOR 10 YEARS.

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.

DWD

DAVIS • WOJCIK • DUARTE

A PROFESSIONAL LAW CORPORATION

June 14, 2016

Mr. Chuck Washington
County Administrative Center
4080 Lemon Street -- 5th Floor
Riverside, California 92501

Re: Proposed Conditional Use Permit No. 3078, Revision No. 3

Dear Supervisor Washington:

This office represents Cindy and Andy Domenigoni with respect to the above-referenced matter and we would respectfully request that all future correspondence concerning this issue be directed to our office.

The purpose of this correspondence is to request your attention to the proposed issuance of Conditional Use Permit No. 3078 Revision No. 3 that was recently presented before the Riverside County Planning Commission (the "Commission") on June 1, 2016. As owners of neighboring properties with an approved specific plan, my clients are deeply concerned with the conclusions of the Commission and, in particular, comments made by staff and commissioners which, if applied, would necessarily reduce the value and utility of my clients' properties and negatively impact their ability to use to their properties for the highest and best use.

As you are aware, a Conditional Use Permit ("CUP") provides a limited authorization for certain land use that is otherwise prohibited or inconsistent with the limitations promulgated under the County's General Plan. Essentially, a CUP is intended to serve as an exception to the rule. Like any exception, it is intended to be employed in only limited circumstances and only when it serves the best interests of all involved. Indeed, Riverside County Ordinance No. 348.4818, section 18.28 specifically allows for the issuance of a CUP when—and only when—the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Because of their disruptive nature, discretion should be utilized prior to the issuance of any CUP.

With respect to CUP No. 3078, the County is effectively proposing that the exception *become* the rule and that the community alter their expectations and investments to cater to a new and unfair standard. When it comes to land use, when the exception becomes the rule, not only will there be inconsistent planning, but there will also inevitably be an inequitable result.

1001 E. Morrison Place, Ste. A
Hemet, CA 92543
Phone: (951) 652-9000
Fax: (951) 658-8308

Please respond to:

lawdwd.com

28544 Old Town Front St., Ste. 201
Temecula, CA 92590
Phone: (951) 587-2222
Fax: (951) 658-8308

Mr. Chuck Washington
June 14, 2016
Page 2 of 4

The CUP at issue concerns the continued use of a small, private, unpaved airstrip by and through a busy and developing community just east of the City of Menifee and just north of Scott Road. The land use designation of the properties affected by the CUP is Rural Residential. The surrounding properties have been designated as Medium Density Residential to the north and the south, and Rural Residential to east and west. Even more alarming is the fact that a high school is proposed to be built just northwest of the air strip.

My clients' properties, specifically, are to the North and South of the airstrip and were approved as part of Specific Plan 310 over 10 years ago. Notwithstanding this proposed development and several developments on the horizon (including the recent approval of a neighboring General Plan Amendment application), the CUP application requested to continue its non-conforming use for an unprecedented 20 years.

At the June 1, 2016 hearing, the Commission rightly asked of staff how this proposed re-issuance of the CUP would impact imminent developments in the Winchester area. John Hildebrand of the County Planning Dept., after acknowledging upcoming plans for development and recent General Plan Amendments responded:

"The implementing project will be required to review and analyze the airport runway patterns to determine if there will be any future hazards both north and south of the runway and to make a determination if there will be any conflict of structures both before and after the airport.

Certainly each application will need to take into account the existing airport that is out there, understanding that it is in use and really determine what impacts, if any, there will be with their development."

Mr. Hildebrand would add:

"It will be incumbent upon the future applicants who develop in the area to make sure that the new owners in the area understand that there is an active airport in the area and *design the properties sufficiently around the airport so that it minimizes future impacts.*"

(Emphasis added.)

Obviously, we are deeply troubled by these comments. For the County to now assert that it would be "incumbent" upon neighboring property owners with previously approved plans to account for and plan around a conditional use—a use that by its very terms is temporary—is entirely antithetical to the general planning process and directly impacts my clients' ability to use their property. This is truly a case of the tail wagging the dog.

Mr. Chuck Washington
June 14, 2016
Page 3 of 4

My clients appeared at the Planning Commission hearing and while vehemently voicing their objections to the issuance of another conditional use permit for the airport, they also offered the reasonable alternative that the CUP remain in place *either five more years or until their tract plans received final approval from the County*. We believe such a proposal to be eminently reasonable and consistent with the General Plan requirements. The Commission, however, disagreed and concluded that a 10 year extension of the CUP was acceptable; therefore implicitly accepting the limitations on development proposed by Mr. Hildebrand.

My clients recognize that this CUP has been in place for several years now and that the CUP applicants hope to continue receiving their special permission from the County. However, when that special permission infringes upon the rights and expectations of those who reasonably relied upon the County's General Plan, then my clients are prepared to pursue all necessary avenues to protect their ability to use their property for the highest and best use. To the extent my clients' properties are in any way negatively affected by this CUP, we will have no choice but to consider the County's actions as an act of condemnation and will pursue all available remedies. We are not sure why the County is inclined to essentially condemn my clients' properties when the residents can use French Valley Airport which is located less than 5 miles from their homes, but we hope that reason can prevail in this matter.

We are also concerned by several other issues relating to the CUP. The first being the absence of any avigation easements as to neighboring properties like my clients, as well as the wholesale absence of any discussion concerning the soon to be built high school in the very near vicinity off of Wickerd Road and Leon Road. We are continuing to investigate these issues (particularly whether the Perris Union High School District is aware of the existence of this private airfield and whether they obtained the requisite approvals from Caltrans pursuant to Education Code § 17215 to build in such close proximity to an active airfield) and reserve all rights in that regard.

We have been retained to address this issue and would appreciate an opportunity to fully discuss this matter with you and your staff prior to the upcoming hearing before the Board of Supervisors. Please let us know when and if you could be available for such a discussion. We would be happy to meet at your local office or make one of our conference rooms available in either our Hemet or Temecula offices.

On a final note, we would also respectfully request that the Planning Department provide our office with any and all reports it intends to present to the Board of Supervisors in support of this proposed application.

Mr. Chuck Washington
June 14, 2016
Page 4 of 4

Thank you in advance for your anticipated courtesy and attention to this important matter. I look forward to hearing from you.

Very truly yours,
DAVIS | WOJCIK | DUARTE


Matthew Duarte, Esq.

cc: Peter Lange, Planning Dept.
Juan Perez, TMLA
Greg Priamos, Esq., County Counsel

DWD

DAVIS • WOJCIK • DUARTE
A PROFESSIONAL LAW CORPORATION

July 7, 2016

Clerk of the Board
County Administrative Center
4080 Lemon Street -- 1st Floor
Riverside, California 92501

Re: Proposed Conditional Use Permit No. 3078, Revision No. 3 – BOS Agenda Item 1-8

Clerk of the Board:

This office represents Cindy and Andy Domenigoni with respect to the above-referenced matter and we would respectfully request that all future correspondence concerning this issue be directed to our office.

We have reviewed the Board of Supervisors' agenda dated July 12, 2016 posted on your website. Please be advised, we plan to attend this meeting to discuss Agenda Item No. 1-8 and request that the Board assume jurisdiction by ordering the item for a subsequent public hearing.

My concerns with regard to Conditional Use Permit No. 3078, Revision No. 3 have previously been addressed in my June 14, 2016 correspondence. However, should you wish to discuss this matter further, prior to the July 12th meeting, I would be happy to do so.

Very truly yours,
DAVIS | WOJCIK | DUARTE



Matthew Duarte, Esq.

MD/km
cc: Supv. Chuck Washington

1001 E. Morton Place, Ste. A
Hemet, CA 92543
Phone: (951) 652-9000
Fax: (951) 658-8308

Please respond to:

lawdwd.com

28544 Old Town Front St., Ste. 201
Temecula, CA 92590
Phone: (951) 587-2222
Fax: (951) 658-8308

1-8
7/12/16
2016-7-132341



THE PRESS-ENTERPRISE

FOR BILLING INQUIRIES:
CALL (951) 368-9712
EMAIL billinginquiry@pe.com

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
9/2/16	0010194500	CUP 3078 REV. NO. 3	PE Riverside	2 x 81 Li	234.90

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
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Placed by: Cecilia Gil

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Publication(s): The Press-Enterprise

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Ad Desc.: CUP 3078 REV. NO. 3

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/02/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Sep 02, 2016

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
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Ad Number: 0010194500-01

P.O. Number: CUP 3078 REV. NO. 3

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT REVISION IN THE THIRD SUPERVISORIAL DISTRICT, AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2016, at 10:30 a.m.**, or as soon as possible thereafter, to consider an application submitted by Pines Airpark Association, on **Conditional Use Permit No. 3078** Revision No. 3, which proposes to extend the life of an existing private airstrip through July 1, 2026 ("the project"). The project scope does not include any improvements to the existing airstrip of the neighboring single family residential dwellings. The project is located north of Scott Road, south of Wickerd Road, west of Pines Airpark Road, and east of Leon Road in the Winchester Zoning - Harvest Valley/Winchester Area Plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and also determined that the project is exempt from the provisions of the California Environmental Quality Act. A continuance of the public hearing to November 15, 2016 is recommended to allow County Staff, project applicant and adjacent property owner, to discuss the proposed life and operation of the existing Conditional Use Permit.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PETER LANGE, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL plange@rcitma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2016
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

9/2

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16-3 of 09/13/16

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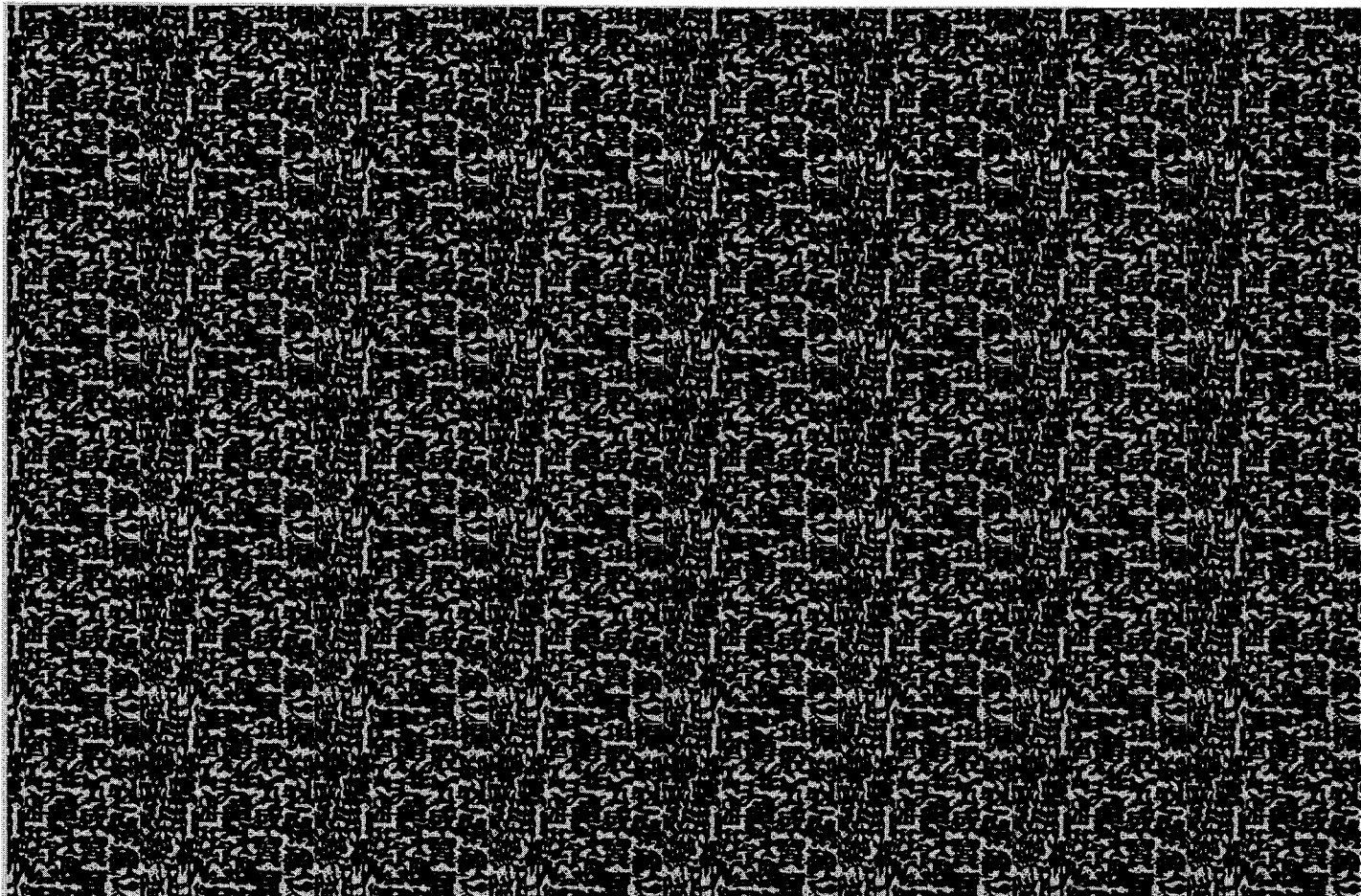
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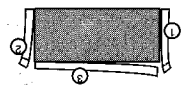
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PUBLIC HEARING NOTICE
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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Dated: August 30, 2016 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-3 of 09/13/16

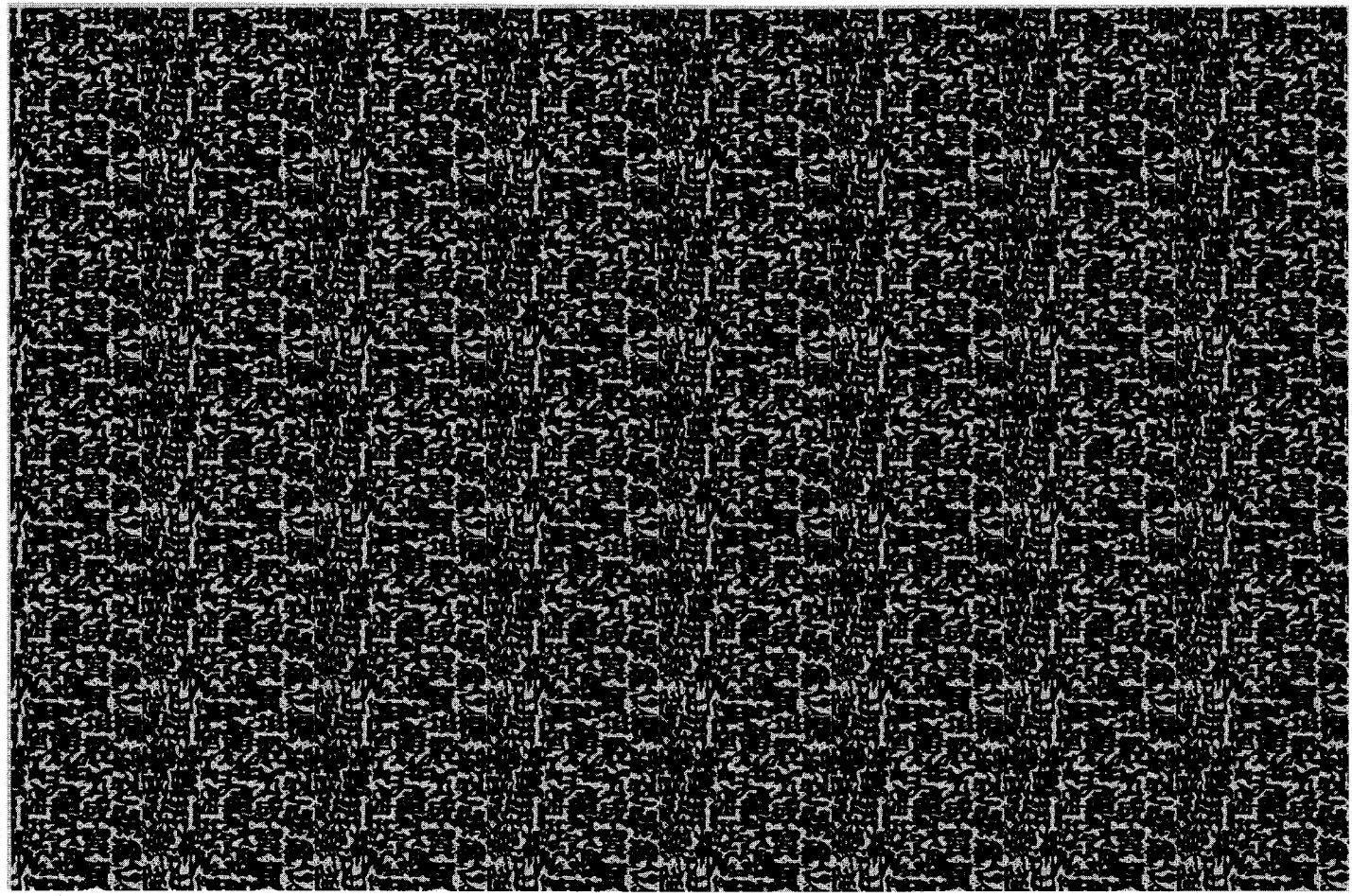
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Eastern Municipal Water District
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Moreno Valley, CA 92551
7/17/01 8:17:00 AM

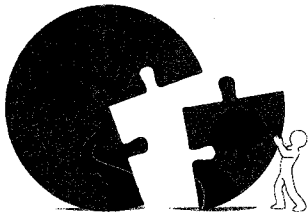
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: August 24, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: Conditional Use Permit No. 3078 Revision No. 3

(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 | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <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 | |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA EXEMPT |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input 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 District) Press Enterprise

REQUESTING SEPTEMBER 13, 2016 SUPERVISORS HEARING AGENDA

*Back
up
to
9/13/2016
cont'd to
11/15/2016*

5018 226-8 11/10/16
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
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*09.13.2016
16-3*


"Planning Our Future... Preserving Our Past"

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2016 SEP - 8 AM 10: 29

4.1

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Peter Lange
Planning Commission: June 1, 2016

CONDITIONAL USE PERMIT NO. 3078
REVISION NO. 3
CEQA EXEMPT
Applicant: Pines Airpark Association
Engineer/Representative: Sam Puma


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project site is spread across Parcels 1-4 of Parcel Map No. 16033 which totals approximately 40 acres. The project scope will not involve any improvements on the forty (40) acre project site which houses the existing airstrip or the four (4) neighboring single family residential dwellings and storage structures.

The proposed project is located north of Scott Street, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road.

Background:

The Pines Airpark Association airstrip was initially approved by the County of Riverside on January 9, 1978 through the approval of Conditional Use Permit No. 2023-W (CUP02023-W) which expired on February 1, 1991 and was limited to the private use of the Pines Airpark Association.

The Pines Airpark Association airstrip (CUP No. 3078) was approved on March 26, 1991 and set to expire March 23, 1998. On March 3, 1998, Conditional Use Permit No. 3078 Revision Permit No. 1 (CUP3078R1) proposed to extend the life of the Pines Airpark airfield for an additional ten (10) years and was approved by the Riverside County Board of Supervisors on June 23, 1998. CUP3078R1 was set to expire on June 6, 2006.

Conditional Use Permit No. 3078 Revision Permit No. 2 (CUP3078R2) was applied for on June 18, 2004 and proposed to extend the permit life for an additional ten (10) years. In addition, the application also amended Condition of Approval (COA) 10.PLANNING.30(c) to provide that "Not more than one (1) operational aircraft per residence shall be operating in flight at any time." CUP3078R2 also altered the takeoff and landing pattern for the private airstrip. The permit was approved by the Riverside County Planning Commission on October 20, 2004, Received and Filed by the Riverside County Board of Supervisors on November 30, 2004, and was set to expire on June 16, 2016.

The existing airstrip is currently unpaved and is approximately 55 feet wide and 2400 feet long. There are four (4) single family residential dwellings located adjacent to the existing airfield. Each single family dwelling has a storage structure, water well, and a septic tank. At this time, there are five (5) airplanes kept on the proposed project site and are maintained and housed in the existing storage units.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum)

M

2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum) to the east, west, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north and south.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the east, west Specific Plan (SP) to the north, and Planned Residential (R-4) to the south.
5. Existing Land Use (Ex. #1): Private airstrip and four (4) single family residential dwellings
6. Surrounding Land Use (Ex. #1): Vacant property to the north and south and single family residential dwellings to the east and west.
7. Project Data: Total Acreage: 40
8. Environmental Concerns: CEQA Exempt per section 15301

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

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

APPROVE Conditional Use Permit No. 3078 Revision No. 3, 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.

1. The project site is designated Rural: Rural Residential (R:RR)(5 Acre Minimum) on the Harvest Valley/Winchester Area Plan.
2. The Rural Residential (RR) land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural uses, limited recreational uses, compatible resource development and associated uses, and governmental uses. As addressed in the project description, the project scope proposes to extend the life of an existing private airstrip to June 30, 2036. The existing airstrip is intended for the sole recreational use of the members of the Pines Air Park Association and does not propose commercial operations as part of the project scope. Conditions of Approval (COA) have been added which restricts the number of flight operations per day, operational aircraft operating in flight at any one time, and prohibits the field to be used for commercial uses such as flight instruction. The project can be considered a limited recreational use and in result, is consistent with the Rural Residential (R:RR) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (R:R-R)(5 Acre Minimum) to the east, west, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north and south.

4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed use, airport or landing field is a permitted use, subject to approval of a conditional use permit, per section 5.1.d.1 of Ordinance No. 348 (Rural Residential zoning classification).
6. The proposed project, existing private airfield, is consistent with the development standards of the Rural Residential (R-R) zoning classification. More specifically, the Rural Residential (R-R) zoning classification requires a one-half acre minimum lot size. As indicated on the proposed exhibit, the project site is approximately forty (40) acres. The subsequent development standards listed in the Rural Residential (R-R) zoning classification are with regards to the height requirements of single family residential homes, buildings, or structures. Located within the northern, central, and southern portions of the project site are scattered single family dwellings and storage structures. The single family dwellings and storage structures are existing structure and are not affiliated with the project scope of CUP No. 3078R3. Therefore, the project is allowed in the Rural Residential (R-R) zoning classification and complies with the zone's development standards.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the east, west Specific Plan (SP) to the north, and Planned Residential (R-4) to the south.
8. Single family residential dwellings have been constructed and are operating in the project vicinity.
9. The project site is not located within a Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for preservation purposes. The proposed project site is not located within a CAL FIRE state responsibility area or a very high fire hazard zone. The project site is also located within the Highway 79 General Plan Policy Area. The purpose of the Highway 79 Policy Area is to address new development and adequate transportation infrastructure within the policy area. The project does not propose new development and will not be expanding the existing airstrip or the existing single family residential and storage structures located on the site. It only proposes to extend the life of a previously approved private airstrip. Additionally, as indicated in the Conditions of Approval (COA), the County of Riverside Transportation Department determined, in accordance with the Traffic Impact Analysis (TIA) Preparation Guide, that the project would be exempt from a traffic study due to the potential of the project generating less than 100 vehicular trips during peak hours. As a result, the project will not significantly affect existing circulation infrastructure or affect Level of Service standards and is consistent with the Highway 79 Policy Area.
10. Although the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301; and, therefore, AB 52 does not apply to the project, Planning staff still sent AB 52 notification letters in July 2015 to Tribes requesting notification. Staff received notification from the Pechanga Tribe on August 26, 2015 requesting to initiate project consultation. On March 17, 2016, Planning staff discussed the project with the Pechanga representatives via teleconference to discuss the overall project scope. During the discussion, the Pechanga representative requested that an Environmental Constraints Sheet be placed on the project. Planning staff responded by drafting an AB 52 conclusion letter that identified the project will not involve ground disturbing activities and an Environmental Constraints Sheet did not seem necessary. Planning staff did not receive a further response from Pechanga. Based on the information gathered by Planning and the information provided by Pechanga, Planning concluded that the project remains exempt from CEQA and AB 52 consultation was concluded on March 30, 2016.

11. The proposed project has been determined to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

As identified in the project scope, the project proposes to extend the life of an existing private airstrip onto June 30, 2036. The airstrip is currently a grass landing field (unpaved) and approximately 55 feet wide and 2,400 square feet long. The project does not propose expanding or altering the previously permitted airfield nor the neighboring single family dwellings or storage structures. The airfield is for the sole use of the Pines Air Park Association and will not be used flying instruction, proficiency examination for licensing requirements, or maintenance of aircraft not based at the existing airstrip facility. Therefore, the proposed project will not expand the existing use and is consistent with what was entitled through the previous entitlements for the property. The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

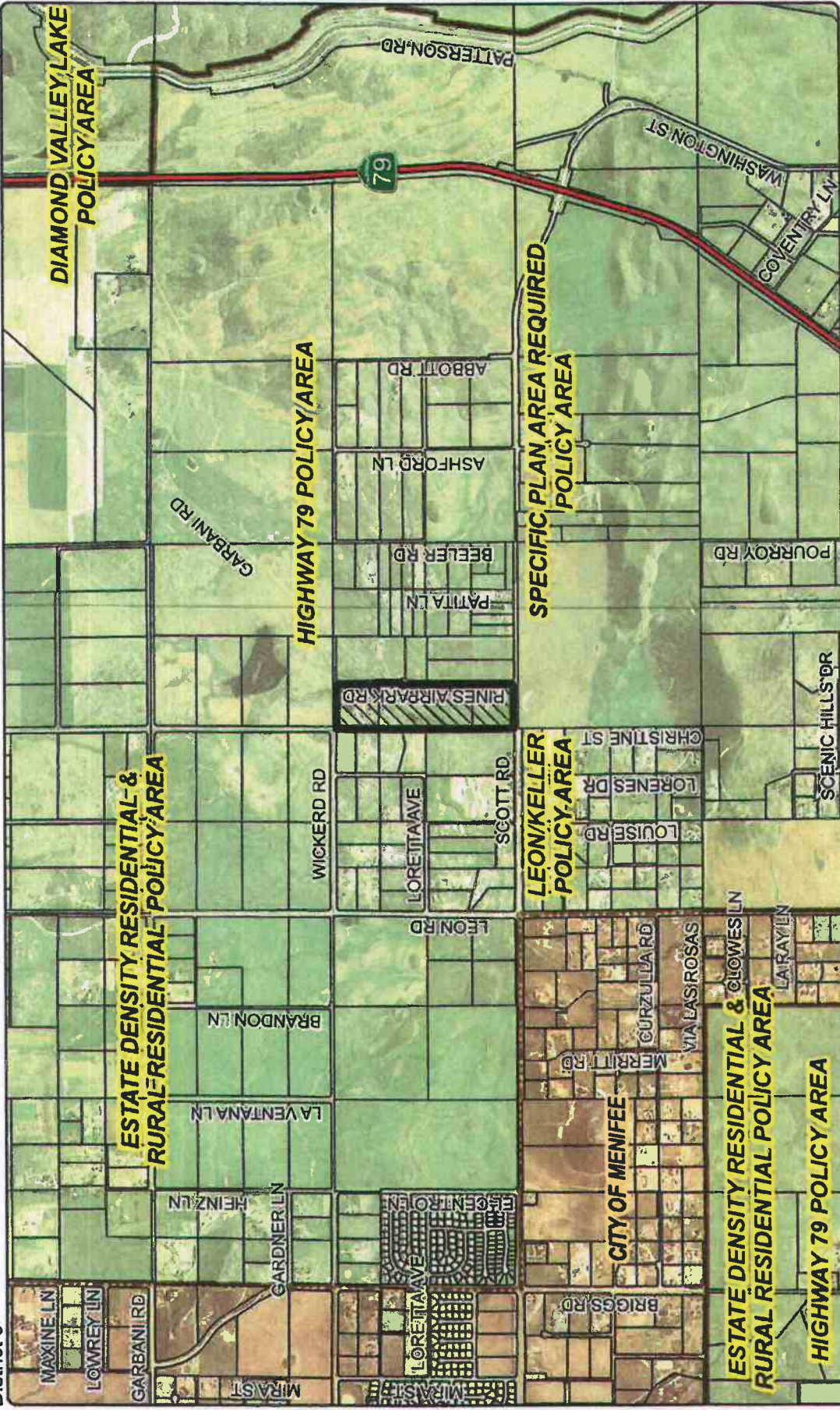
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. High Fire or State Responsibility Area;
 - c. Criteria Cell or Area of the WRMSHCP;
 - d. A Fault Zone;
 - e. A half-mile of an active earthquake fault;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:

- a. An area that has a low to moderate susceptibility to soil liquefaction;
 - b. Susceptible to soil subsidence;
 - c. A 100-year flood plain and an area drainage plan;
 - d. Stephens Kangaroo Rat Fee Area;
 - e. Santa Margarita Watershed;
 - f. Valley-Wide Parks and Recreation District.
4. The subject site is currently designated as Assessor's Parcel Numbers 466-230-047, 466-230-048, 466-230-049, and 466-230-077.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03078R3
VICINITY/POLICY AREAS

Supervisor Washington
 District 3

Date Drawn: 07/22/2015
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



REPLACEMENT: On October 7, 2004, the County of Riverside adopted a new General Plan (replacing the 1992 General Plan) and the Government Code requires that the County's General Plan be updated every five years. The new General Plan contains different types of land use than is provided for in the current General Plan. The Planning Department is currently in the process of updating the County's General Plan. The Planning Department is currently in the process of updating the County's General Plan. The Planning Department is currently in the process of updating the County's General Plan.

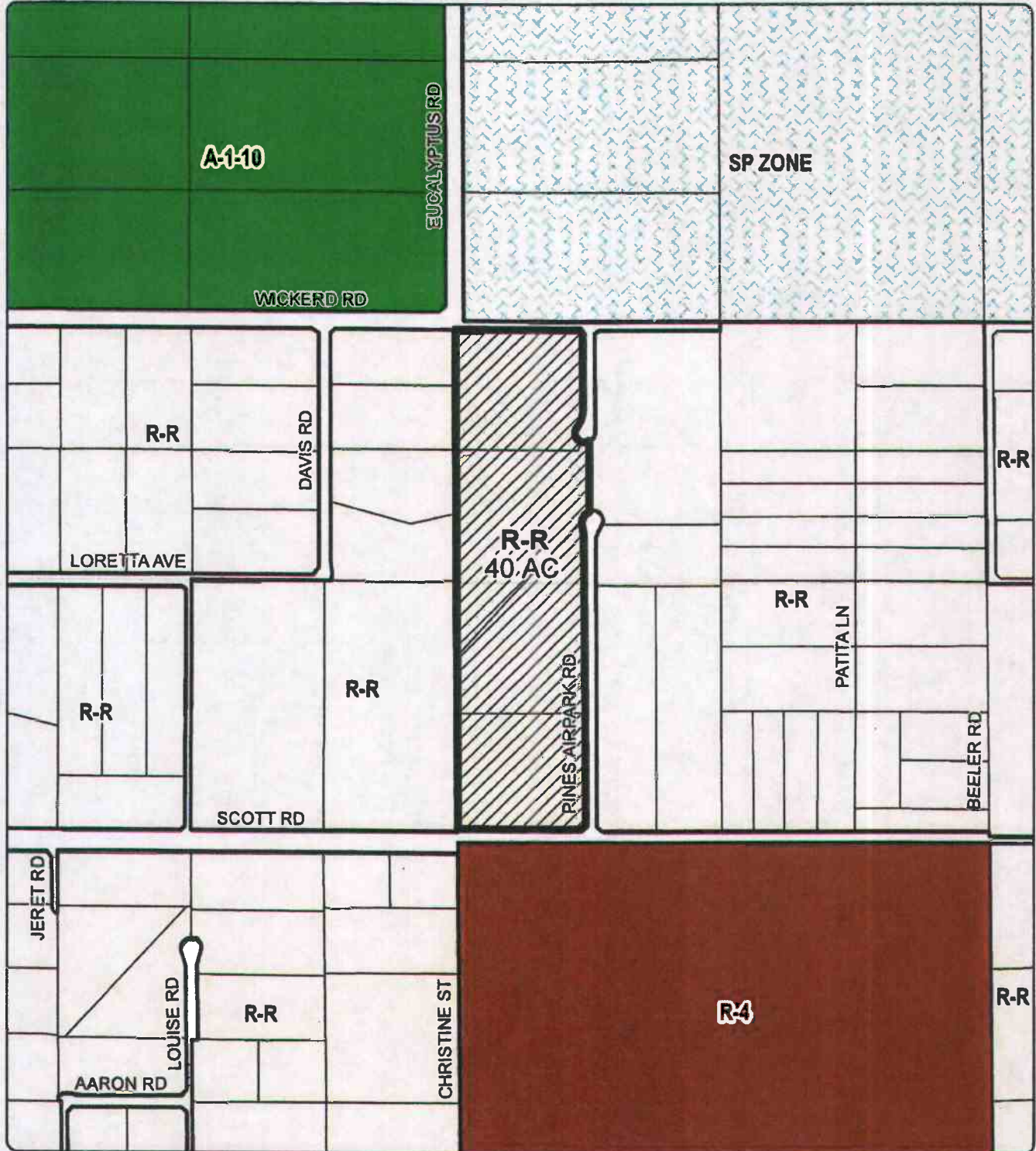
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

EXISTING ZONING

Supervisor Washington
District 3

Date Drawn: 12/29/2015
Exhibit 2



Zoning Area: Winchester

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 office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctimes.org>

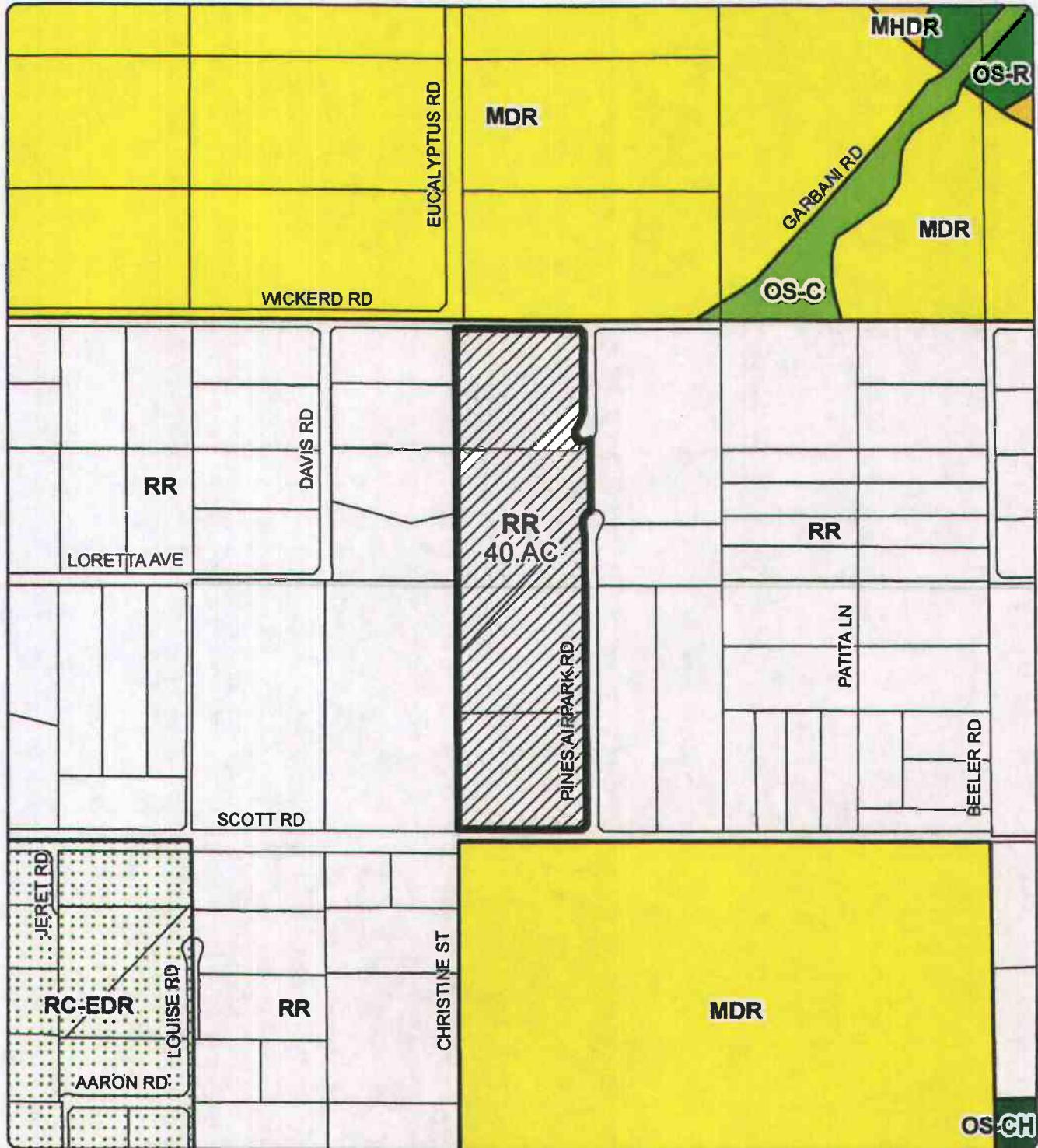
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 12/29/2015
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

Date Drawn: 07/22/2015

Supervisor Washington
District 3

LAND USE

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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APPLICANT/OWNERS REP.
 PINES AIRPARK ASSOC.
 SAM C. PUMA, PRES.
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 310-722-7862

EXHIBIT PREPARED BY:
 SUSAN H. PUMA
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 310-594-6972

LEGAL DESCRIPTION
 MAP 16033
 BOOK 107
 PAGE 85
 PARCELS 1, 2, 3, AND 4
 COUNTY OF RIVERSIDE

EXHIBIT SCALE: 1" = 200'

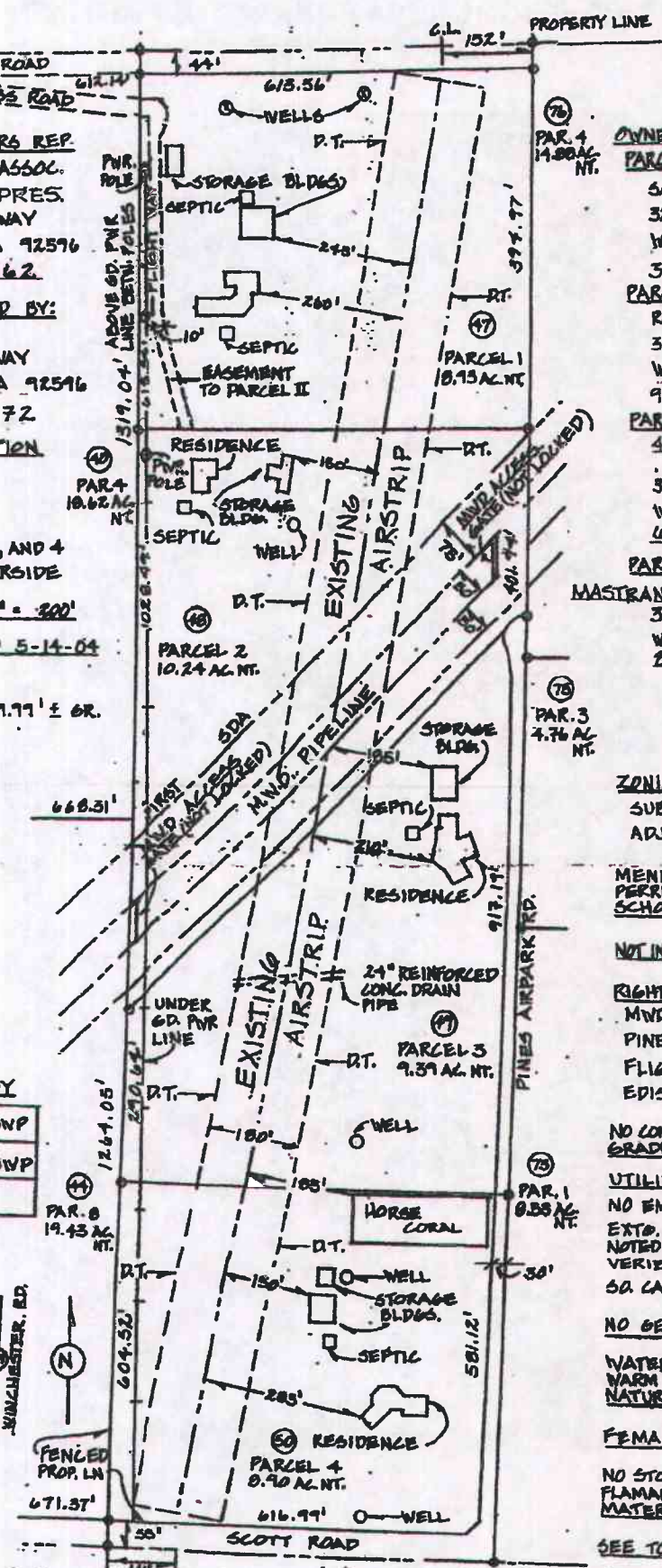
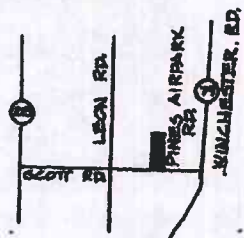
EXHIBIT PREPARED 5-14-04

EXHIBIT AREA
 2638.19' X 619.77' ± GR.
 40 AC. GR.
 38 AC. NT.

THOMAS BROS MAP
 PG. 819 D7
 PG. 819 D1
 2004 EDITION

REVISIONS	BY
5-14-04	SWP
3-15-15	SWP

VICINITY MAP



OWNER INFORMATION
PARCEL 1 #446230047
 SAM, SUSAN PUMA
 32600 FLIGHT WAY
 WINCHESTER 92596
 310-722-7862
PARCEL 2 #446230048
 ROBT, LYNN KOSAR
 32655 FLIGHT WAY
 WINCHESTER 92596
 951-926-5202
PARCEL 3 #446230049
 43350 TEMECULA
 LLC
 32785 PINES AIRPK. RD.
 WINCHESTER 92596
 619-522-0547
PARCEL 4 #446230077
 MASTRANGELO FAMILY TRK
 32675 PINES AIRPK. RD.
 WINCHESTER 92596
 609-265-6030

NOTES

ZONING
 SUBJECT PROP. R-R
 ADJACENT PROP. R-R

**MENIFEE UNION/
 PERRIS UNIFIED
 SCHOOL DISTRICT**

NOT IN SF STUDIES ZONE

RIGHT OF WAY EASEMENTS
 MWD PIPELINE
 PINES AIRPARK RD.
 FLIGHT WAY
 EDISON POWER LINE.

**NO CONSTRUCTION OR
 GRADING**

UTILITIES
 NO EMWD OR SEWAGE
 EXT'D WELLS, SEPTIC
 NOTED ON EXHIBIT
 VERIZON TELEPHONE
 SA CAL EDISON-ELEC.

NO GEO. HAZARD

**WATERSHED FOR
 WARM SPRING CREEK
 NATURAL DRAINAGE**

FEMA ZONE C

**NO STORAGE OF
 FLAMMABLE/COMBUSTIBLE
 MATERIALS**

SEE TOPD FOR SPT ELEV.

CONDITIONAL USE PERMIT #0078R3
PRIMARY EXHIBIT
 CASE: CUP03078R3
 EXHIBIT: A
 DATE: 5/21/15
 PLANNER: P. Lange