

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



**ITEM: 1.2
(ID # 11967)**

MEETING DATE:

Tuesday, April 21, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 180022 AND TO FIND THE PROJECT EXEMPT FROM CEQA PER CEQA GUIDELINES SECTIONS 15301, and 15061(b)3. - Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD:VLDR), Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR) – 21.0 acres – Zoning: Controlled Development (W-2) One Family Dwellings, Mountain Resort (R-1A-9000), and Village Tourist Residential (R-3A) – Location: Northerly of Hillsdale St. southerly of John Muir Rd. easterly of South Circle Dr. and westerly of Seneca Rd. – REQUEST: The project proposes to re-establish the expired Conditional Use Permit (CUP02702) for Tahquitz Pines Campground & Conference Center. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool. APN 563-183-012, 563-193-001, 563-193-002, 563-193-003, 563-193-004, 564-120-002 & 564-133-007. District 3. [Applicant Fees 100%]

ACTION: Consent

Charles Leach, Assistant TLMA Director

4/9/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 21, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Approval for the above referenced case acted on by the Planning Commission on January 29, 2020.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

- The facility was originally a youth camp with a maximum occupancy of 330 students.
- In June of 1984, the Tahquitz Pines Campground and Conference Facility was originally approved under Conditional Use Permit No. 2702 (CUP02702). CUP02702 changed the site use to an adult and family retreat, which included building several new cabins and remodeling others.
- The first revised Conditional Use Permit (CUP02702R1) was approved in 1987 to remove five existing buildings and construct a workshop/storage facility on the site. At the same time, the life of the permit was extended for five additional years to expire on December 1992.
- In September of 1992, Conditional Use Permit No. 2702 Revised Permit No. 1 amended No. 2 was first heard by the Planning Commission. The request was to extend the life of the existing permit five more years to September 23, 1997, and to add two dorms with 20 guest rooms and a dining hall. The proposal also included removal of 12 trees from the site. In accordance with Riverside County Ordinance No 559, the applicant applied for a tree removal permit through Plot Plan N. 13349. The case was continued to October 21, 1992 due to concerns for the proposed removal of oak trees, where the CUP was approved.
- In May of 1997, the Application to extend the life of the CUP was filed.
- In September of 1997, the Conditional Use Permit expired.

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

- In December of 1997, Conditional Use Permit No. 2702 Revised No. 2 went before the Planning Commission to indefinitely extend the life of the Conditional Use Permit No. 2702 Revised No. 1. No new construction was proposed. It was conditioned to expire 15 years after the final approval.
- In February of 1998, Conditional Use Permit No. 2702 Revised No. 2 went before the Board of Supervisors for receive and file.
- In 2013, Conditional Use Permit No. 2702R2 expired when the property was in escrow to be purchased by California Baptist University.
- In February of 2018 PAR180011 was submitted on February 13, 2018 with the intent to determine the feasibility of re-establishing the expired Conditional Use Permit.
- On October 15, 2018, California Baptist University submitted a new Land Use Entitlement application (CUP180022) to re-establish the expired Conditional Use Permit. No new development or structures are proposed for this project.

Planning Commission

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set or a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

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

Staff has received a few phone calls from the public, once it was clarified that there is no new development proposed, they were ok with the proposal. Several letters for and against the project were received and included in the Planning Commission Memo (Attachment C) as well as one additional letter received after the Planning Commission meeting concerning noise. The use is required to abide by the County's noise ordinance No. 847 and there is no proposed expansion of the use.


Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund Obligation.

ATTACHMENTS:

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

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



Jason Farin Senior Management Analyst 4/14/2020



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 29, 2020**

I. AGENDA ITEM 4.1

Conditional Use Permit No. 190003 and General Plan Amendment No. 190005 – Intent to Adopt a Negative Declaration – CEQ190051 – Applicant: Inland Propane Tank, Inc. – Engineer: Rawlings Consulting – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Location: Northerly of 9th Avenue, southerly of Grand Avenue, easterly of Washington Avenue, and westerly of Highway 79 – 2.21 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC).

II. PROJECT DESCRIPTION:

General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Larry Ross, Principle Planner
Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:
Steve Rawlings, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer
A vote of 5-0

ADOPT Planning Commission Resolution No. 2020-001; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190051; and,

TENTATIVELY Approve General Plan Amendment No. 190005; and,

APPROVED Conditional Use Permit No. 190003, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 29, 2020**

- I. AGENDA ITEM 4.2**
CONDITIONAL USE PERMIT NO. 03787 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – EA43086 – Applicant: Gabriel and Jacqueline Flores – Engineer/Representative: Supachai Kiatkwankul – Second Supervisorial District – El Cerrito District – Temescal Canyon Area Plan – Community Development: Commercial Retail (CD-CR) – Very Low Density Residential (CD-VLDR) (1 DU/AC) – Location: Northerly of Temescal Canyon Road, southerly of Minnesota Road, easterly of El Cerrito Road, and westerly of Jolora Avenue – .55 Gross Acres (24,000 sq. ft.) – Zoning: General Commercial (C-1 & C-P) – Residential Agriculture (R-A).
- II. PROJECT DESCRIPTION:**
A proposal to convert a single family dwelling into an Animal Hospital. The project includes a 1,454 sq. ft. one-story addition to an existing 1,514 sq. ft. building on approximately .55 acres.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.
- Spoke in favor:
Dr. Gabriel Flores, Applicant
Jackie Flores, Applicant
- No one spoke in opposition or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Leonard, 2nd by Commissioner Thornhill
A vote of 5-0
- FOUND** the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Conditional Use Permit No. 03787, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 29, 2020**

I. AGENDA ITEM 4.3

CONDITIONAL USE PERMIT NO. 180022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Public Facilities (CD-PF) – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Hillsdale Street, southerly of John Muir Road, easterly of South Circle Drive, and westerly of Seneca Road – 21.0 Acres – Zoning: Controlled Development (W-2) – One-Family Dwellings – Mountain Resort (R-1A-9000) – Village Tourist Residential (R-3A).

II. PROJECT DESCRIPTION:

: The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Campground and Conference Center. There is no new development proposed for this project. The project site is an existing campground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774 sq. ft. of office space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Thomas Hunt, Applicants Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer

A vote of 4-0 (Commissioner Leonard Abstained)

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 180022, subject to the conditions of approval.



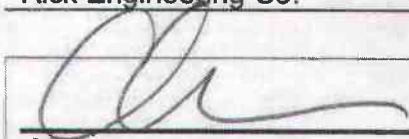
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: January 29, 2020

PROPOSED PROJECT

Case Number(s):	CUP180022	Applicant(s):	Thomas Hunt
CEQA Exempt	15301, 15061(b)3		
Area Plan:	REMAP	Representative(s):	
Zoning Area/District:	Idyllwild District		Rick Engineering Co.
Supervisory District:	Third District		
Project Planner:	Brett Dawson		
Project APN(s):	563-183-012, 563-193-001 thru 004 564-120-002 & 564-133-007		 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITONAL USE PERMIT NO. 180022 is a proposal to re-establish the expired Conditional Use Permit (CUP02702) for Tahquitz Pines Campground & Conference Center on a 21.0-acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building for guest housing, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool.

The above is hereinafter referenced as "the project".

The project is located northerly of Hillsdale St., southerly of John Muir Rd., easterly of South Circle Dr., and westerly of Seneca Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061.B.3, and 15301 based on the findings and conclusions in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 180022**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities (PF), Very Low Density Residential (VLDR), and Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Village Tourist Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Medium Density Residential (MDR), Commercial Retail (CR)
Existing Zoning Classification:	Controlled Development (W-2), Village Tourist Residential (R-3A), One-Family Dwellings, Mountain Resort (R-1A-9000)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings, Mountain Resort (R-1A-9000)
East:	One-Family Dwellings, Mountain Resort (R-1A-9000)
South:	One-Family Dwellings, Mountain Resort (R-1A-9000)
West:	Village Tourist Residential (R-3A), One-Family Dwellings, Mountain Resort (R-1A-9000)
Existing Use:	Campground Facility
Surrounding Uses	
North:	Vacant & Scattered Single Family Residential
South:	Vacant & Scattered Single Family Residential
East:	Vacant & Scattered Single Family Residential
West:	Vacant & Scattered Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	21.0 acres	Not less than 20,000 sq. ft.
Existing Building Area (SQFT):	44,860 (combined)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	30 feet	Residential buildings not to exceed 40', all other not to exceed 50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Campground Facility/Parks and Recreational uses	44,860	1/8,000 sq. ft. of active recreational area	38	92
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152, 36
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

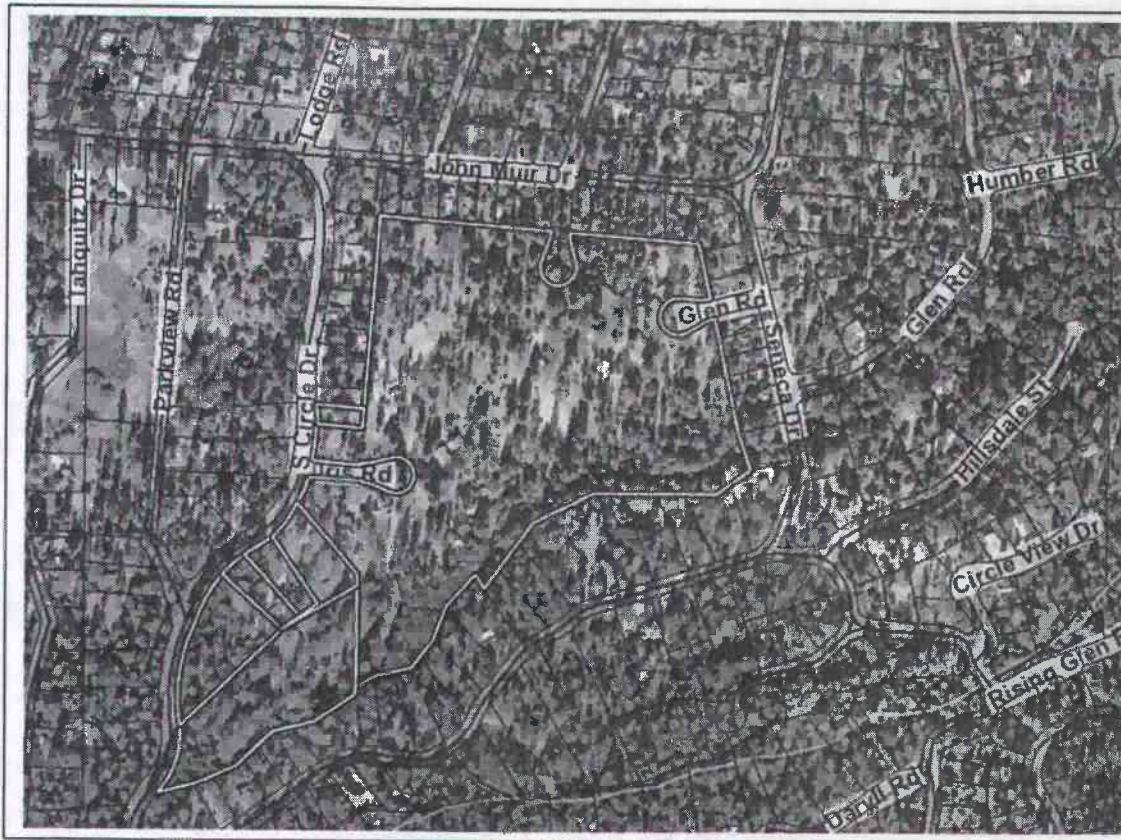


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

- The facility was originally a youth camp with a maximum occupancy of 330 students.
- June 1984 The Tahquitz Pines Campground and Conference Facility was originally approved under Conditional Use Permit No. 2702 (CUP02702). CUP02702 changed the site use to an adult and family retreat, which included building several new cabins and remodeling others.
- 1987 The first revised Conditional Use Permit (CUP02702R1) was approved in 1987 to remove five existing buildings and construct a workshop/storage facility on the site. At the same time, the life of the permit was extended for five additional years to expire on December 1992.
- September 1992 The Conditional Use Permit No. 2702 Revised Permit No. 1 amended No. 2 was first heard by the Planning Commission. The request was to extend the life of the existing permit five more years to September 23, 1997, and to add two dorms with 20 guest rooms and a dining hall. The proposal also included removal of 12 trees from the site. In accordance with Riverside County Ordinance No 559, the applicant applied for a tree removal permit through Plot Plan N. 13349. The case was continued to October 21, 1992 due to concerns for the proposed removal of oak trees, where the CUP was approved.

- May 1997 the Application to extend the life of the CUP was filed.
- September 1997 the Conditional Use Permit expired.
- December 1997 Conditional Use Permit No. 2702 Revised No. 2 went before the Planning Commission to indefinitely extend the life of the Conditional Use Permit No. 2702 Revised No. 1. No new construction was proposed. It was conditioned to expire 15 years after the final approval.
- February 1998 The Conditional Use Permit No. 2702 Revised No. 2 went before the Board of Supervisors for receive and file.
- 2013 The Conditional Use Permit No. 2702R2 expired when the property was in escrow to be purchased by California Baptist University.
- February 2018 PAR180011 was submitted on February 13, 2018 with the intent to determine the feasibility of re-establishing the expired Conditional Use Permit.
- October 15, 2018 California Baptist University submitted a new Land Use Entitlement application (CUP180022) to re-establish the expired Conditional Use Permit. No new development or structures are proposed for this project.

General Plan Policy Overlay

Riverside Extended Mountain Area Plan (REMAP)

Idyllwild/Pine Cove Village Tourist Area

The Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

REMAP 2.1 *Allow such uses as motels, hotels bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:*

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use. Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.*

REMAP 2.2 *Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water services to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.*

The project does not propose any uses that relate to the provisions of the policy area and therefore the provisions do not apply and the project does not conflict with the provisions in this policy area. The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 *Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.*

REMAP 6.2 *Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping.*

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301, and 15061(b)(3) of the State CEQA Guidelines.

Section 15301 exempts uses consisting of the operation, permitting, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposal is to re-establish an expired Conditional Use Permit and does not include any additional development. This would qualify for this exemption, the as it consists of the operation and permitting to reestablish the expired Conditional Use Permit (CUP02702) for Tahquitz Pines Campground & Conference Center on a 21.0-acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines guest housing building, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool.

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15061.b.3 General Rule, as the project is to re-establish an expired Conditional Use Permit, and does not propose any new development or the modification of any existing structures or buildings. With this CUP180022, there will be no expansion of the use beyond what is existing at the time of the Lead Agency's determination. Pursuant to *Section 15061.b.3 - The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.* It can be met with certainty that there is no possibility there will be a significant effect on the environment since the use would continue to operate as it has previously been operated in the past and no new development is proposed that would impact the existing site or that would allow for any expansion of the previously permitted use.

The environmental impacts for the approved existing facility under CUP02702 were addressed under EA36176 and CUP02702R1 and a Negative Declaration was adopted on September 23, 1992

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Public Facilities (CD: PF), Community Development: Medium Density Residential (CD: MDR), and Community Development: Very Low Density Residential (CD: VLDR).

The Public Facilities land use designation provides for the development of various public, quasi-public and private uses with similar characteristics. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use.

The use is a private facility that serves the public and the design criteria complies with the standards of this use. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent with the Public Facility (CD:PF) Land Use designation.

There are six parcels within the facility that differing General Plan Land Use Designations than the surrounding Public Facilities designation of the project. There are two parcels (563-183-012, 564-133-007) that have a designation of (CD:MDR) Medium Density Residential and four parcels on the southern end of the property that have a (CD:VLDR) Very Low Density Residential designation.

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP 6.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping

For the parcels designated Medium Density Residential, the parcel identified as APN: 564-133-007 is not an active use portion of the facility. It is currently vacant and will remain vacant. The other parcel identified as APN: 563-183-012 contains one cabin as part of a larger camp facility covered under the Conditional Use Permit 2702

2. The project site has a Zoning Classification of Controlled Development Areas (W-2) and Village Tourist Residential (R-3A) and One-Family Dwellings, Mountain Resort (R-1A-9000).

The proposed Conditional Use Permit is permitted within the Controlled Development (W-2) zoning classification on five parcels, (563-193-001-4, 564-120-002) with one parcel within the Village Tourist Residential (R-3A)(5630183-012) and One-Family Dwellings, Mountain Resort (R-1A-9000)(564-133-007) zoning classification for one parcel.

The Controlled Development Areas (W-2) zone permits camps with the approval of a Conditional Use Permit. The project includes a campground facility with supporting uses common for a camp facility.

The R-3A zone permits hotels, resort hotels and motels as well as recreational vehicle parks with a Conditional Use Permit. The building that is located on the parcel under the R-3A zone is one cabin as part of the larger campground facility covered under the Conditional Use Permit. Campgrounds and the associated accessory buildings are not specifically listed uses in the R-3A zone. Ordinance No. 348 Article VIII A. R-3A Zone, Section 8.25 Subsection F. defines "Same character and intensity:

"If any use that is not specifically listed in Subsections B., C and D may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls."

Given the limited portion of the camp facility that is located on this parcel as one cabin, the one cabin may be considered the same in character and intensity as a hotel, resort hotel, or motel that is permitted with a Conditional Use Permit, since the uses would offer overnight stays and there are no active portions of the larger camp facility that is located on this parcel in this zone.

Mobile home parks are permitted with the approval of a Conditional Use Permit within the R-1A zone. There is one parcel located within the R-1A zone that is not an active use portion of the facility. The lot is currently vacant and will remain vacant.

3. The project site is located within the REMAP, Idyllwild/Pine Cove Tourist Village Policy Area / Overlay.

The Idyllwild/Pine Cove Tourist Village Policy Area / Overlay is surrounded by national forest and wilderness areas and has developed as a mountain resort. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply

a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met.

REMAP 2.1 Allow such uses as motels, hotels bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:

- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use.

Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate rear-round off-street parking must be met.

REMAP 2.2 Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water services to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.

The project proposes uses that relate to the provisions of the policy area and therefore the the project does not conflict with the provisions in this policy area. Campgrounds are a listed use in the area plan provided in the REMAP. Page 7 states:

"Idyllwild/Pine Cove - This is the largest of the mountain resort areas within REMAP, including single family homes, retail commercial facilities, bed and breakfast accommodations, motels, campgrounds, cultural/educational uses, and mixed use centers. These communities have a cozy village ambiance that makes them especially desirable resort and residential areas. The community's proximity to recreational opportunities and natural open space as well as their remoteness from urbanized areas make them an attractive retirement and vacation destination."

4. The existing use, a campground with a conference facility, is consistent with Ordinance No. 348 (Land Use Zoning Ordinance), and is an allowable use within the Controlled Development (W-2) and Village Tourist Residential (R-3A) zoning classifications with Conditional Use Permit approval as noted above. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Conditional Use Permit

The following findings are required to approve the project, pursuant to the provisions of Ordinance No. 348, Section 18.28:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

The project site has a General Plan Land Use Designation of Community Development: Public Facilities (CD: PF), Community Development: Medium Density Residential (CD: MDR), and Community Development: Very Low Density Residential (CD: VLDR).

The Public Facilities land use designation provides for the development of various public, quasi-public and private uses with similar characteristics. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use.

The use is a private facility that serves the public and the design criteria complies with the standards of this use. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent with the Public Facility (CD:PF) Land Use designation.

There are six parcels within the facility that have differing General Plan Land Use Designations than the surrounding Public Facilities designation of the project. There are two parcels (563-183-012, 564-133-007) that have a designation of (CD:MDR) Medium Density Residential and four parcels on the southern end of the property that have a (CD:VLDR) Very Low Density Residential designation.

The project is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1 and 6.2 specifically call out uses related to a retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan. REMAP contains significant recreational opportunities, including riding and hiking trails, parks, playgrounds and natural reserves. It is vital for the future of this environment to provide adequate recreation opportunities for residents and visitors of all segments of the population. Policies:

REMAP 6.1 Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

REMAP 6.2 Encourage the development of public and/or private campgrounds which separate primitive camping from recreational vehicle-type camping

For the parcels designated Medium Density Residential, the parcel identified as APN: 564-133-007 is not an active use portion of the facility. It is currently vacant and will remain vacant. The other parcel identified as APN: 563-183-012 contains one cabin as part of a larger camp facility covered under the Conditional Use Permit 2702

2. The existing use, a Campground and Conference Facility, is consistent with Ordinance 348 (Land Use) and is allowed within the Controlled Development (W-2) and Village Tourist Residential (R-3A), One Family Dwellings Mountain Resort (R-1A), Zoning Classification with an approved Conditional Use Permit as noted above. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Policies at the General Plan and Area Plan levels implement the vision and goals of Riverside County. The County of Riverside Vision details the physical, environmental, and economic qualities that the County aspires to achieve. Using that Vision as the primary foundation, the General Plan establishes

policies for development and conservation within the entire unincorporated Riverside County territory. The General Plan's policy goals that the project is consistent with are provided below:

Based on the above, the Project specifically addresses these General Plan Policies, and demonstrates consistency with the General Plan. This is simply a sampling of General Plan Policies that the proposed Project is consistent with and not an exhaustive list of all consistent Policies. Therefore, the Project would be consistent with the General Plan.

Riverside County Ordinance No. 348. The project site is located within the Zoning Classifications of Controlled Development Areas (W-2) and Village Tourist Residential (R-3A) and One-Family Dwellings, Mountain Resort (R-1A-9000).

The proposed Conditional Use Permit is permitted within the Controlled Development (W-2) zoning classification on five parcels, (563-193-001-4, 564-120-002) with one parcel within the Village Tourist Residential (R-3A)(5630183-012) and One-Family Dwellings, Mountain Resort (R-1A-9000)(564-133-007) zoning classification for one parcel.

The Controlled Development Areas (W-2) zone permits camps with the approval of a Conditional Use Permit. The project includes a campground facility with supporting uses common for a camp facility.

The R-3A zone permits hotels, resort hotels and motels as well as recreational vehicle parks with a Conditional Use Permit. The building that is located on the parcel under the R-3A zone is one cabin as part of the larger campground facility covered under the Conditional Use Permit. Campgrounds and the associated accessory buildings are not specifically listed uses in the R-3A zone. Ordinance No. 348 Article VIII A. R-3A Zone, Section 8.25 Subsection F. defines "Same character and intensity:

"If any use that is not specifically listed in Subsections B., C and D may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls."

Given the limited portion of the camp facility that is located on this parcel as one cabin, the one cabin may be considered the same in character and intensity as a hotel, resort hotel, or motel that is permitted with a Conditional Use Permit, since the uses would offer overnight stays and there are no active portions of the larger camp facility that is located on this parcel in this zone.

Mobile home parks are permitted with the approval of a Conditional Use Permit within the R-1A zone. There is one parcel located within the R-1A zone that is not an active use portion of the facility. The lot is currently vacant and will remain vacant.

This Conditional Use Permit will not be detrimental to the health, safety and general welfare of the community because the environmental impacts for the approved existing facility under CUP02702 were addressed under EA36176 and CUP02702R1 and a Negative Declaration was adopted on September 23, 1992. The current proposal is to re-establish an expired Conditional Use Permit. The current proposal is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061.B.3, and 15301 based on the findings and conclusions in the staff report provided above. Additionally, conditions of approval have been incorporated for the Conditional Use Permit as are necessary to ensure the protection of the public health, safety and general welfare.

The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the surrounding area is mountainous open space and single-family residences. The facility is a recreational facility with buildings spread across the property, intermixed with natural elements such as trees, a lake and natural features of the camp. The facility and the additions are consistent the development of the land, and due to the open recreational use of the property, adds to the natural atmosphere of the surrounding area.

3. That the plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The overall Project and the Conditional Use Permit present a minimal amount of traffic during operation based on the type of project it is. The campers typically arrive to the facility in buses, or arrive individually and stay onsite their entire stay. No additional construction or increase of intensity of the existing use is proposed, whereby no new improvements are required.
4. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. No subdivision of the site is proposed at this time to divide the property to sell individual structures and based on the type of project no subdivision is anticipated.

Development Standards Findings:

Section 15.2 Controlled Development Areas (W-2) Zone, Development Standards:

- a. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred-five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.* The project site is an existing campground and conference hall facility. There are no permanent residences located on site. Furthermore, no structures exceed the fifty (50') foot height maximum.
- b. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified a particular area or use.* The project is to re-establish an expired permit for an existing 21-acre campground and conference facility. The project does not propose any improvements or new structures or buildings or any subdivision that would affect the minimum lot sizes.
- c. *Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.* There are no animals at this facility and they do not propose any animals in the future. Therefore, this does not apply to this project.
- d. *Automobile storage spaces shall be provided as required by section 18.12 of this ordinance.* The existing project provides 92 parking spaces throughout the facility, which meets the required

parking based on Parks and Recreational uses which would require 38 spaces, where 92 have been provided.

Village Tourist Residential (R-3A) Section 8.26 General Residential Development Standards:

- a. *The minimum lot area shall be 9,000 square feet. The project is to renew an expired permit for an existing 21 acre campground and conference facility. The project does not propose any improvements or new structures or buildings.*
- b. *The maximum allowed density for apartments shall be 20 units per acre. The maximum allowed density for mobile home parks shall be as required by Section 19.91. of this ordinance. The maximum allowed density for hotels, motels, kitchenettes, and recreational vehicle parks shall be 15 units per acre. There is no proposed new construction.*
- c. *Off-street parking facilities shall be provided as required by Section 18.12. of this ordinance. The project is an existing camp and conference hall facility providing a total of 92 parking spaces located throughout the facility. The parcel (563-183-012) with the Village Tourist Residential zoning contains one cabin with parking provided throughout the facility. There is no proposed new construction.*
- d. *Building height limits, required front, rear and side yard setbacks, permitted lot coverage and distance between main buildings shall be the same as in the R-3 Zone (50 feet). The existing buildings and structures do not exceed 50 feet in height. There is no proposed new construction.*

There is one parcel located within the R-1A Zone that is not an active use portion of this facility.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable

State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This site is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision through Idyllwild Fire District.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls from neighbors who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RCO NO. 348, Section 18.26 Permit Applications

F. PROCEEDING BEFORE THE BOARD OF SUPERVISORS.

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

Template Location: Y:\Planning Case Files-Riverside office\CUP180022\DH-PC-BOS Hearings\DH-PC\Staff_Report_CUP180022_PC.docx
Template Revision: 01/21/20

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP180022
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Vicinity Map



Zoning Dist: Idyllwild

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)955-2300 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website: _____

RIVERSIDE COUNTY PLANNING DEPARTMENT

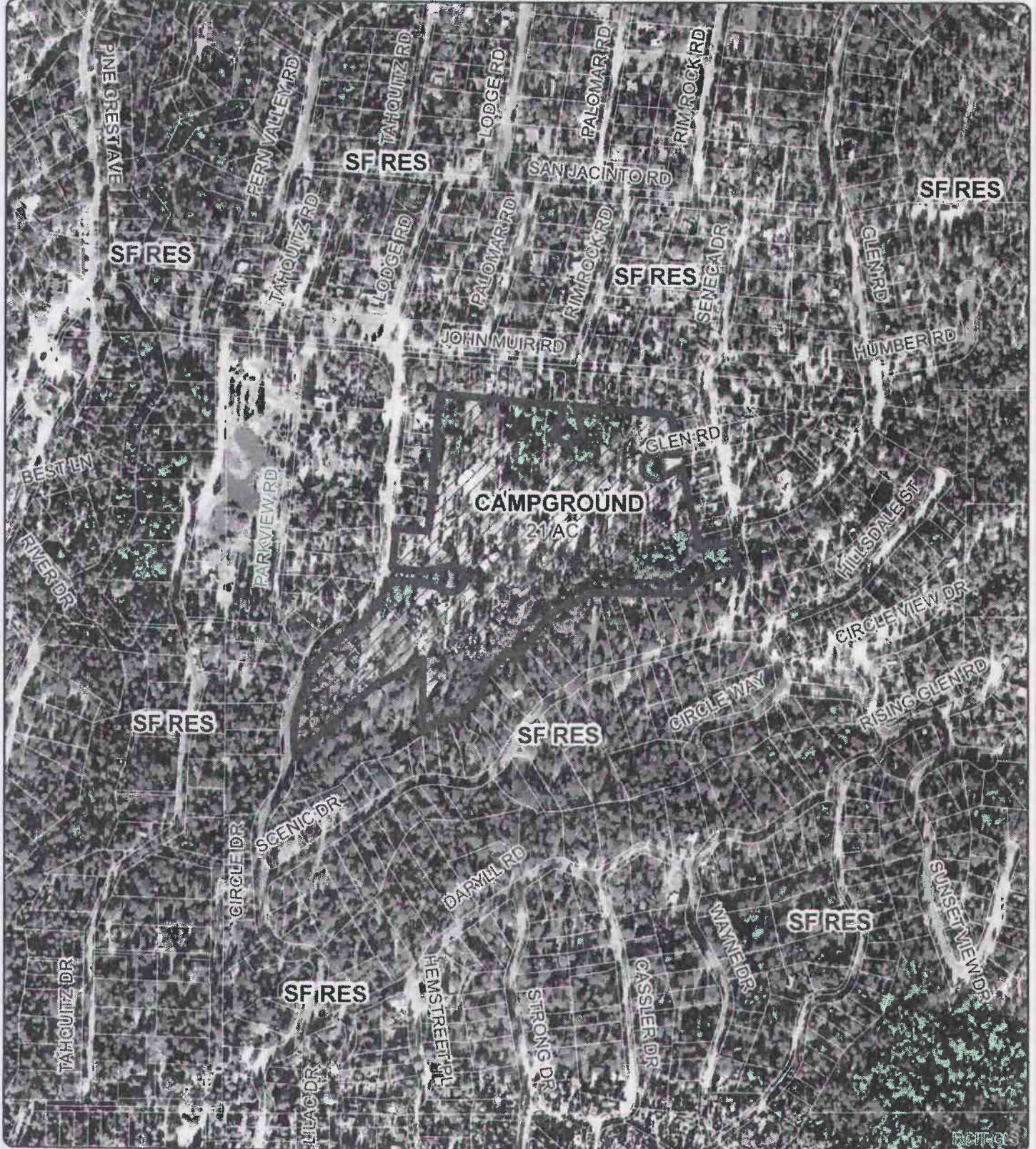
CUP180022

LAND USE

Supervisor: Washington
District 3

Date Drawn: 10/25/2019

Exhibit 1



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



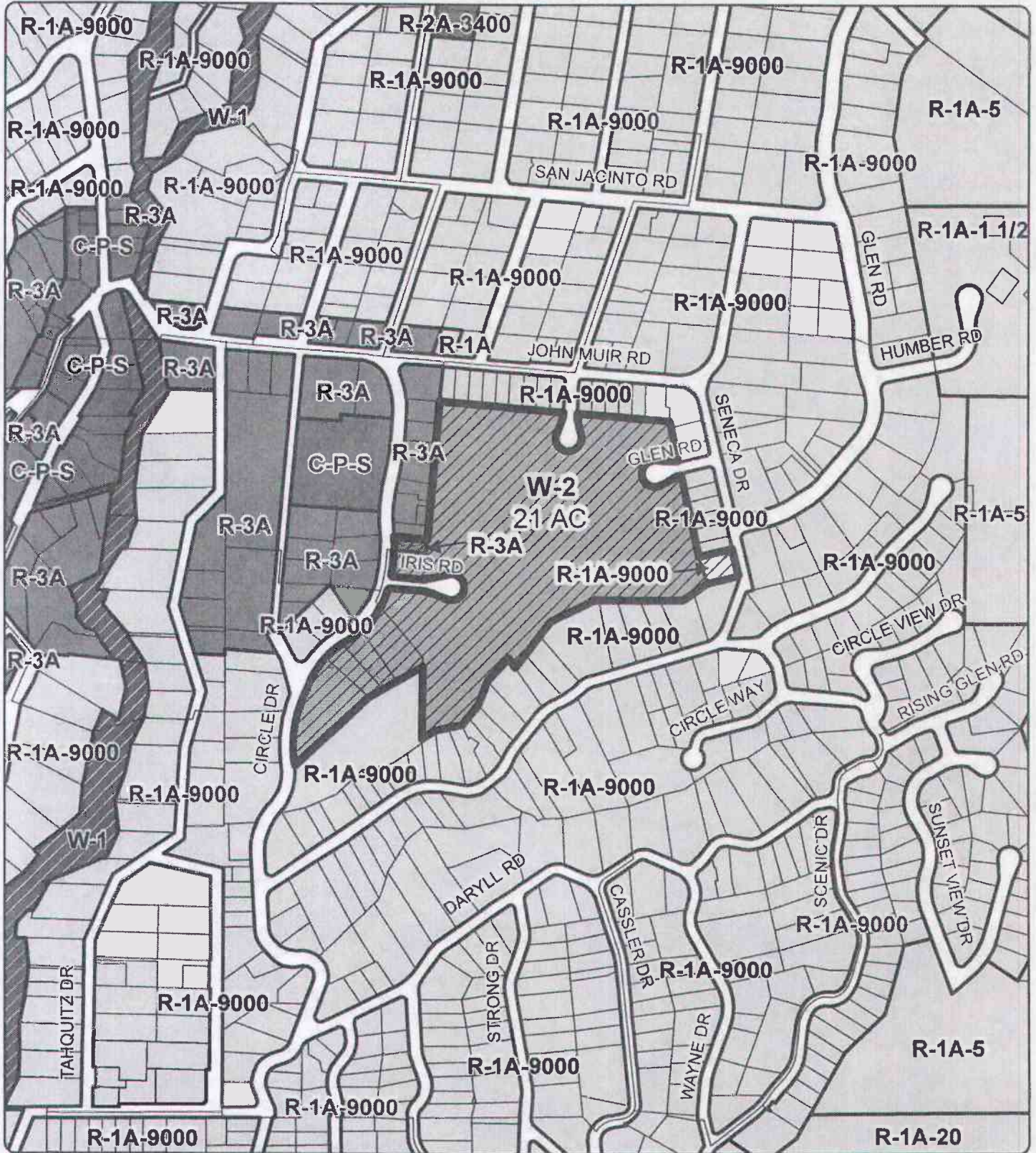
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180022
EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Exhibit 2



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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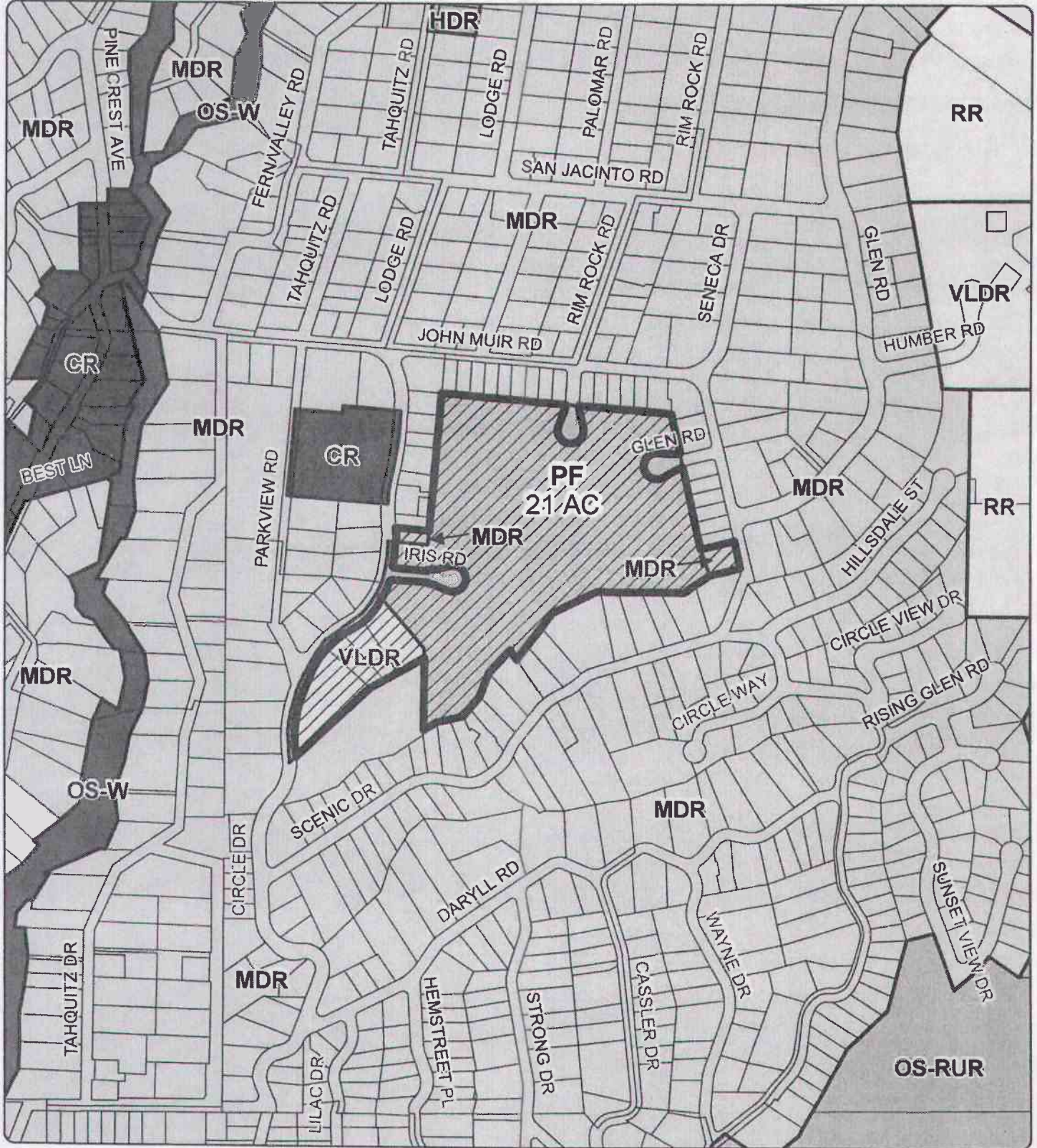
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180022

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/25/2019
Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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OWNER/DEVELOPER
CIVIL ENGINEER
 1750 SOUTH AVENUE, SUITE 600
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1100
 A.P.N. 563-109-002

APPLICANT
 STATE PUBLIC RELATIONS, LLC
 1750 SOUTH AVENUE, SUITE 600
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1100
 A.P.N. 563-109-002

ASSESSOR'S PARCEL NUMBER
 563-109-002

SITE ADDRESS
 1750 SOUTH AVENUE, SUITE 600
 RIVERSIDE, CALIFORNIA 92507

SITE INFORMATION
 PROJECT NO. 1750
 SITE IS OUTSIDE PLANNING
 PARKING COUNT
 1750

WASTE DISPOSAL
 1750 SOUTH AVENUE, SUITE 600
 RIVERSIDE, CALIFORNIA 92507

SOURCE OF TOPOGRAPHY
 THE INFORMATION ON THIS MAP WAS OBTAINED FROM THE CALIFORNIA STATE ARCHIVES AND THE NATIONAL ARCHIVES. NO WARRANTY IS MADE BY THE ARCHIVES FOR THE ACCURACY OF THE INFORMATION.

TOTAL ACRES
 1.14

BUILDING CONSTRUCTION TYPE AND OCCUPANCY TYPE
 CONSTRUCTION TYPE: SEE PAGE 24 OF APPROVALS
 OCCUPANCY TYPE: SEE PAGE 24 OF APPROVALS

LEGEND
 CLEARCUTS
 FORCE MAIN
 GRAVITY MAIN
 LEACH FIELD
 SEPTIC TANK
 TOWER PUMP
 FIRE HYDRANT
 WELL
 GAS
 ELECTRIC
 TELEPHONE
 CABLE TV
 FIBER OPTIC
 NATURAL GAS
 WATER MAIN
 SULLY LINE
 ERECTION
 PROJECT BOUNDARY

PAR 90011
 CUP EXHIBIT
 CALIFORNIA BAPTIST UNIVERSITY
 TARGUITZ PINES CONFERENCE CENTER
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 DATE PREPARED: JUNE 4, 2019

APN 563-109-002
 0.27 AC

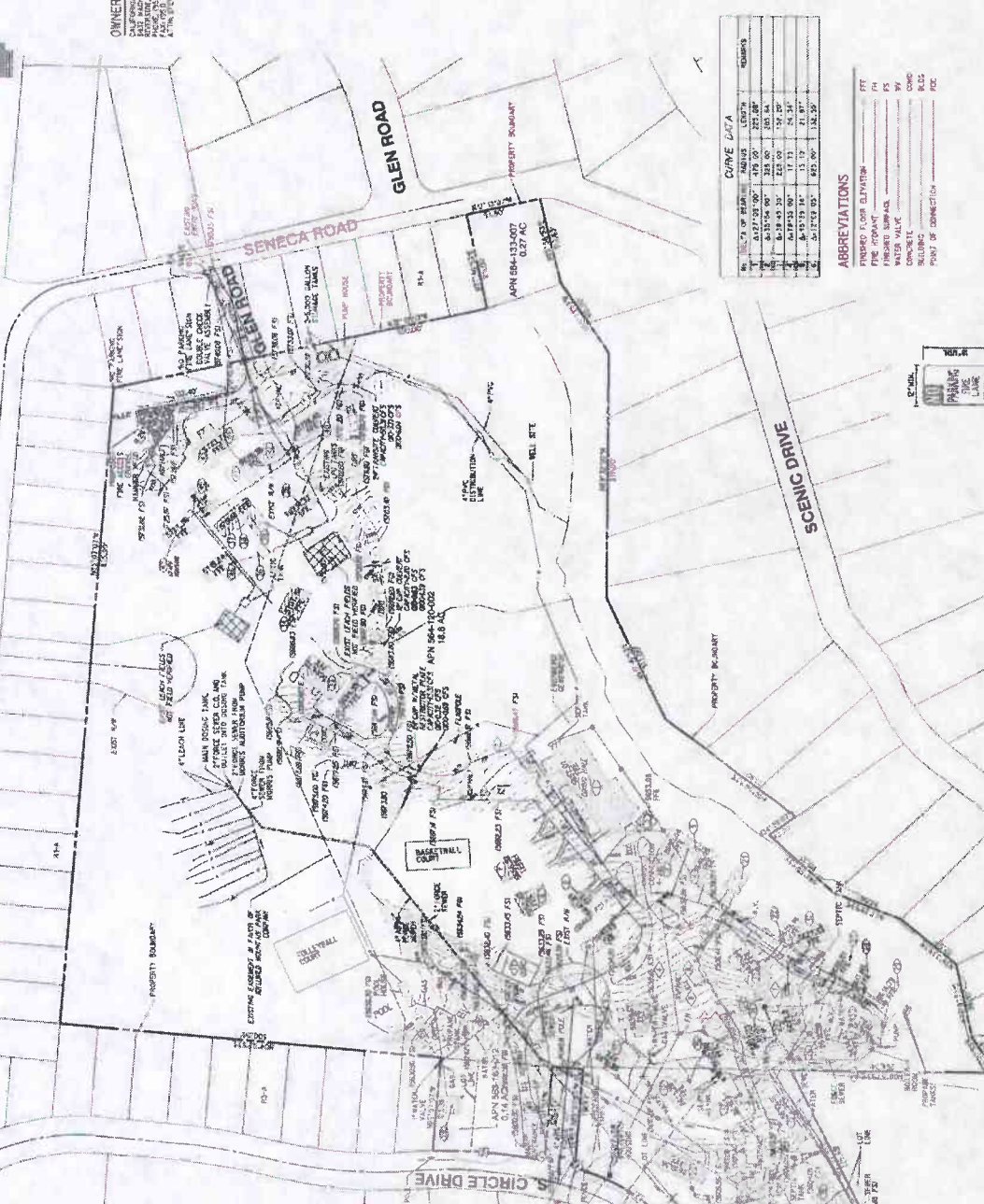
APN 563-109-001
 0.63 AC

APN 563-109-002
 0.34 AC

APN 563-109-001
 0.35 AC

APN 563-109-004
 1.14 AC

CASE: CUP-10022
 EXHIBIT A
 PLANS OF DEVELOPMENT



APN	AREA	ACRES
APN 563-109-002	0.27	0.27
APN 563-109-001	0.63	0.63
APN 563-109-002	0.34	0.34
APN 563-109-001	0.35	0.35
APN 563-109-004	1.14	1.14

ABBREVIATIONS
 FINISHED FLOOR ELEVATION
 FINISH GRADE
 FINISH WALL
 FINISH WALK
 FINISH CURB
 FINISH POINT OF CONNECTION

WITH COLLAR SHALL BE SET IN PLACE AND SHALL BE A MINIMUM OF 12" FROM THE ADJACENT PROPERTY LINE. THE COLLAR SHALL BE SET IN PLACE AND SHALL BE A MINIMUM OF 12" FROM THE ADJACENT PROPERTY LINE. THE COLLAR SHALL BE SET IN PLACE AND SHALL BE A MINIMUM OF 12" FROM THE ADJACENT PROPERTY LINE.

NO.	EXPLANATION	DATE
1	PREPARED	06/04/19
2	REVISED	06/04/19
3	REVISED	06/04/19
4	REVISED	06/04/19
5	REVISED	06/04/19
6	REVISED	06/04/19
7	REVISED	06/04/19
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48	REVISED	06/04/19
49	REVISED	06/04/19
50	REVISED	06/04/19

SETBACK INFORMATION
 CONFORMS TO THE CITY OF RIVERSIDE ZONING ORDINANCE, CHAPTER 17.04, ARTICLE 17.04.01, SECTION 17.04.01.01.

LEGAL DESCRIPTION
 1750 SOUTH AVENUE, SUITE 600
 RIVERSIDE, CALIFORNIA 92507

APN 563-109-002
 0.27 AC

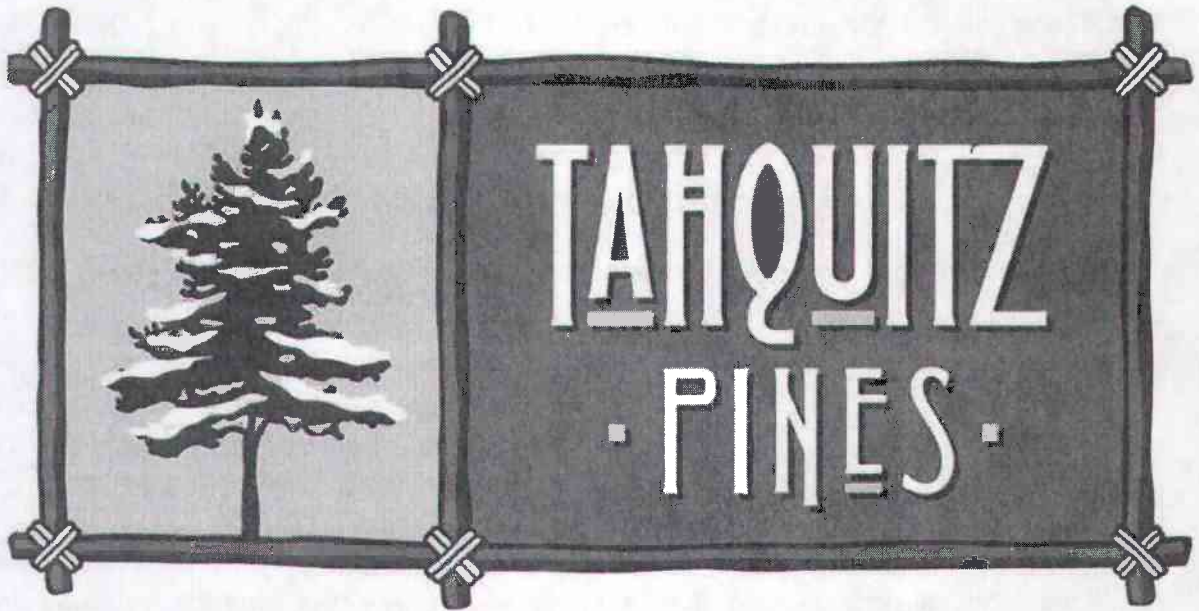
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APN 563-109-002
 0.34 AC

APN 563-109-001
 0.35 AC

APN 563-109-004
 1.14 AC





Tahquitz Pines Conference Center (TPCC)

55251 South Circle Drive

Idyllwild, Calif. 92549

Submittal for: Conditional Use Permit: CUP 180022

**Traffic Management Plan for TPCC
(Non-Emergency)**

TPCC's operation of the site for conferences and camps are almost exclusively held over weekend periods (Thursday-Sunday). On infrequent occasions various academic class and retreats or athletics team(s) in training are undertaken by TPCC ownership, California Baptist University (CBU), and may utilize the property on dates when attending conferences are not in use. For these uses transportation for the students and athletes are provided by CBU buses.

TPCC guests arrive on their first day of attendance not prior to 2PM, and most, usually whether in separate vehicles or often in buses, arrive between that period and over the next 90 minutes. Ingress to the TPCC site is directly off South Circle Drive turning right into the "TPCC Main Entrance", refer to the Traffic Management Plan Exhibit attached. The main entrance is clearly visible via large signage and an identifying archway, and kept clear from possible visual obstruction from large trees.

Please note that TPCC is the last and only such facility on South Circle Drive with private residential units directly beyond the TPCC main entrance. TPCC attending groups when traveling in larger "caravans" of cars/buses are requested to notify TPCC registration staff no less than 15 minutes before arrival as to prepare TPCC traffic management staff to ready for attendees arrival and directional assistance.

The entrance to the TPCC grounds are clearly marked with signage including "Slow to 5mph" and directional to "Parking Area". The main entrance is a right-in off South Circle Drive. Attendee vehicles once making the right turn into the premises are directed by TPCC Staff to veer slightly to their right to the guest parking areas (as noted on the Traffic Management Plan Exhibit attached), a short distance from the entrance also aided by directional signage.

TPCC Staff are assigned to assist the arriving vehicles towards the guest parking area and utilize small hand held bright colored flags to augment clear direction to these areas.

TPCC Staff ensure that vehicles and buses are parked facing back towards TPCC main entrance and out to South Circle to enhance eventual dispersal/egress of the attendees and/or for individual exiting which may occur either by early departure including initial conference/camp drop-off situations. Vehicles with HC designation are directed by TPCC staff to the HC designated stalls which are to the further right of the guest parking area and alongside the TPCC registration building.

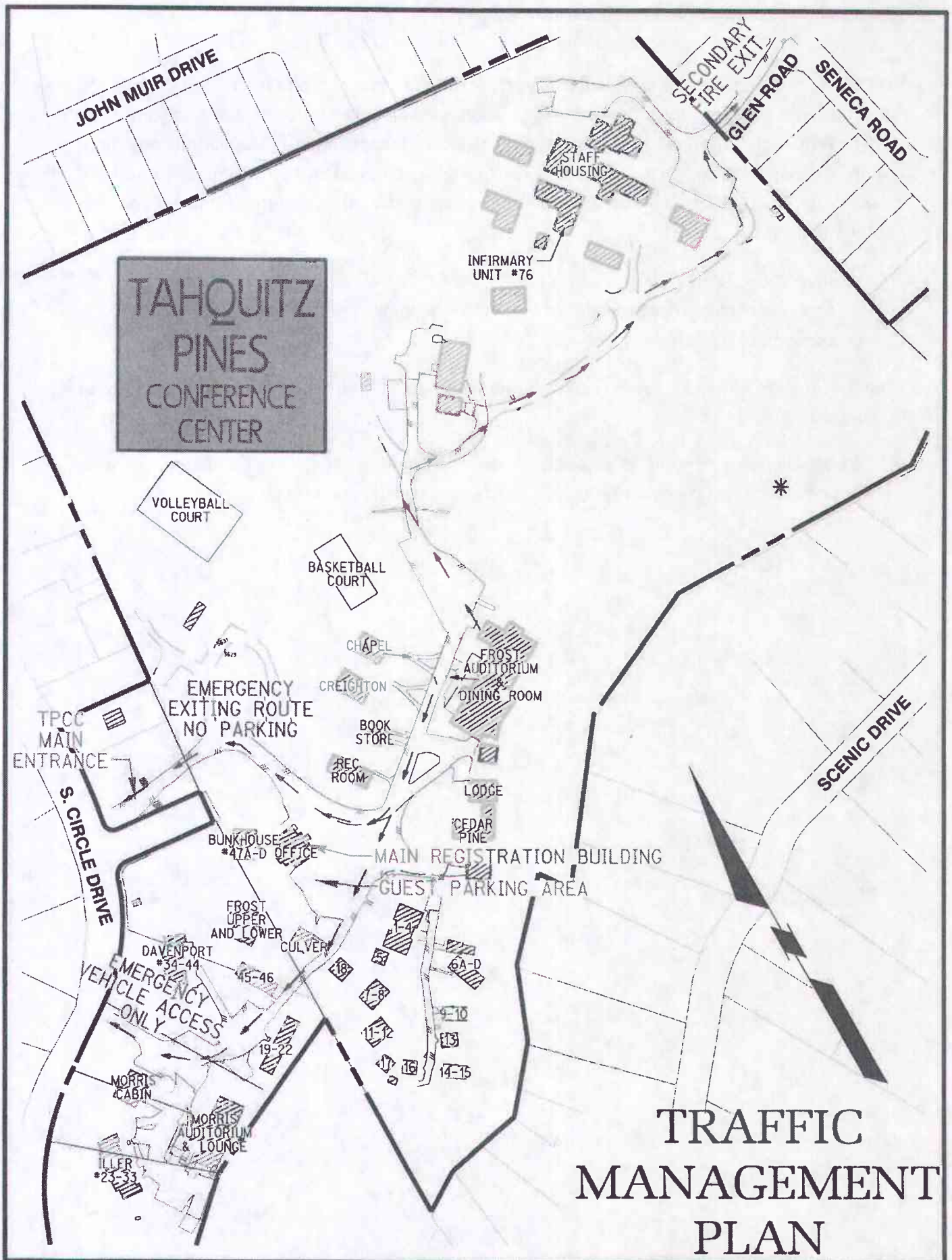
TPCC Staff instruct conference/camp attendee leadership upon arrival as to prohibition of attendee vehicles parking in designated emergency exiting routes, all clearly designated by signage and red curbs, or risk citation/possible removal via a tow service from emergency services. A map of the TPCC property and highlights of these areas is provided to conference attendee leadership upon their arrival and in their registration confirmation packets.

TPCC Staff ensure all access ways are always clear from obstructions and upon their parking will direct attendee leadership to the main registration building adjacent to the guest parking areas where TPCC registration staff coordinates with attendee leadership as to the various organized camp designation materials and a list of "cabin/dorm" assignments for all attendees (note TPCC capacity is 180 attendees per conference/camp), along with distribution to attendee leadership of the following:

- Map of the TPCC area
- Review of Emergency procedures, including Emergency Traffic exiting
- Location of the infirmary

The documents are all covered in separate submittal(s) within this CUP application as requested.

TPCC attending conferences/camps are to be exited from the TPCC grounds no later than noon on check-out date, where again TPCC Staff assist in the orderly and safe discernment of vehicles and buses.





**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



01/21/20, 10:07 am

CUP180022

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180022. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180022) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp ground & Conference Center on a 21.0 acre site. There is no new development proposed for this project. The project site is an existing campground including an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building for guest housing, 144 sq. ft. laundry facility, 1,000 sq. ft. storage building, 768 sq. ft. guest housing building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space, as well as 25 cabins and assorted maintenance and accessory buildings. The facility includes recreational uses such as a basketball court, volleyball court, and a swimming pool. - APN 563-183-012, 564-133-007, 563-193-001, 563-193-002, 563-193-003, 563-193-004, 564-120-002

Advisory Notification. 3 AND - Causes for Revocation

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.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 11-15-2018
Other Exhibit(s)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

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 and approval of the COUNTY,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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 at the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Advisory Notification. 7 AND - Lighting Hooded/Directed

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

Advisory Notification. 8 AND - No Off Road Uses Allowed

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

Advisory Notification. 9 AND - No Onsite Signs

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.

The signs should comply with the applicable Design Guidelines:3rd District Design Guidelines.

BS-Grade

BS-Grade. 1 Gen - Custom

Conditional Use Permit No. 180022 proposes to renew the expired conditional use permit and does not propose any new development or grading. The Grading Division does not object to this proposal.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

Building and safety review

E Health

E Health. 1 Maximum Occupancy

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 Gen - Fees for Review (cont.)

Planning-All. 3 Gen - Fees for Review

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.

Planning-All. 4 Gen - Parcel Merger Required

Within 6 months of approval, the applicant shall have a parcel merger approved or recorded.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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.
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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans - Traffic Management Plan

Tahquitz Pines Conference Center (TPCC)
55251 South Circle Drive
Idyllwild, Calif. 92549

Submittal for: Conditional Use Permit: CUP 180022

Traffic Management Plan for TPCC (Non-Emergency)

TPCC's operation of the site for conferences and camps are almost exclusively held over weekend periods (Thursday-Sunday). On infrequent occasions various academic class and retreats or athletics team(s) in training are undertaken by TPCC ownership, California Baptist University (CBU), and may utilize the property on dates when attending conferences are not in use. For these uses transportation for the students and athletes are provided by CBU buses.

TPCC guests arrive on their first day of attendance not prior to 2PM, and most, usually whether in separate vehicles or often in buses, arrive between that period and over the next 90 minutes. Ingress to the TPCC site is directly off South Circle Drive turning right into the "TPCC Main Entrance", refer to the Traffic Management Plan Exhibit attached. The main entrance is clearly visible via large signage and an identifying archway, and kept clear from possible visual obstruction from large trees.

Please note that TPCC is the last and only such facility on South Circle Drive with private residential units directly beyond the TPCC main entrance. TPCC attending groups when traveling in larger "caravans" of cars/buses are requested to notify TPCC registration staff no less than 15 minutes before arrival as to prepare TPCC traffic management staff to ready for attendees arrival and directional assistance. The entrance to the TPCC grounds are clearly marked with signage including "Slow to 5mph" and directional to "Parking Area". The main entrance is a right-in off South Circle Drive. Attendee vehicles once making the right turn into the premises are directed by TPCC Staff to veer slightly to their right to the guest parking areas (as noted on the Traffic Management Plan Exhibit attached), a short distance from the entrance also aided by directional signage.

TPCC Staff are assigned to assist the arriving vehicles towards the guest parking area and utilize small hand held bright colored flags to augment clear direction to these areas.

TPCC Staff ensure that vehicles and buses are parked facing back towards TPCC main entrance and out to South Circle to enhance eventual dispersal/egress of the attendees and/or for individual exiting which may occur either by early departure including initial conference/camp drop-off situations. Vehicles with HC designation are directed by TPCC staff to the HC designated stalls which are to the further right of the guest parking area and alongside the TPCC registration building.

TPCC Staff instruct conference/camp attendee leadership upon arrival as to prohibition of attendee vehicles parking in designated emergency exiting routes, all clearly designated by signage and red curbs, or risk citation/possible removal via a tow service from emergency services. A map of the TPCC property and highlights of these areas is provided to conference attendee leadership upon their arrival and in their registration confirmation packets.

TPCC Staff ensure all access ways are always clear from obstructions and upon their parking will direct

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans - Traffic Management Plan (cont.)

attendee leadership to the main registration building adjacent to the guest parking areas where TPCC registration staff coordinates with attendee leadership as to the various organized camp designation materials and a list of "cabin/dorm" assignments for all attendees (note TPCC capacity is 180 attendees per conference/camp), along with distribution to attendee leadership of the following:

- Map of the TPCC area
- Review of Emergency procedures, including Emergency Traffic exiting
- Location of the infirmary

The documents are all covered in separate submittal(s) within this CUP application as requested. TPCC attending conferences/camps are to be exited from the TPCC grounds no later than noon on check-out date, where again TPCC Staff assist in the orderly and safe discernment of vehicles and buses.

Plan: CUP180022

Parcel: 563193001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Fee Balance Not Satisfied

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

060 - Planning. 2 Gen - Preserve existing trees Not Satisfied

All existing trees on the subject property shall be preserved wherever feasible. If there they cannot be preserved, they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning-EPD

060 - Planning-EPD. 1 MSHCP Consistency Prior to Grading - EPD Not Satisfied

Prior to issuance of any grading or building permits a consistency analysis by a biologist with a Memorandum of Understanding (MOU) with Riverside County will be required to ensure that the project is in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) by submitting a Consistency Analysis. The document must be submitted to EPD for review and approval. The project will need to be consistent with Sections 6.1.2, 6.1.3, 6.3.2 (including Mountain Yellow-Legged Frog surveys), and 6.1.4 of the MSHCP.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

Planning

080 - Planning. 1 Gen - Electric Vehicle Not Satisfied

Prior to building permit, the project shall comply with electrical vehicle Ordinance Section 18.12.c or Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Plan: CUP180022

Parcel: 563193001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Gen - Lighting Plans Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 Gen - Parcel Merger Required Not Satisfied

Within 6 months of approval, the applicant shall have a parcel merger approved or recorded.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 Water System Not Satisfied

Since this project is to be served water by a small water system (<200 service connections), a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity (to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 90 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at the owner's expense. Towed vehicles may be reclaimed at or by telephoning "In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Existing Structures Not Satisfied

Plan: CUP180022

Parcel: 563193001

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Existing Structures (cont.) Not Satisfied

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.

090 - Planning. 3 Gen - Irrigation Not Satisfied

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348 and include a rain shut off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

090 - Planning. 4 Gen - Lighting Plan Comply Not Satisfied

All existing and proposed outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 5 Use - Pool Fencing Not Satisfied

The swimming pool shall be properly enclosed with minimum four (4) foot high fencing and self-latching gates and as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421. The swimming pool shall provide for access by physically-handicapped persons.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 2, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Idyllwild Fire District
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
County Service Area No. 36 c/o EDA
Hill Municipal Advisory Council (MAC)

Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Hemet Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

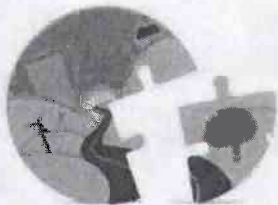
CONDITIONAL USE PERMIT NO. 180022 – CEQA Exempt – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD: VLDR), Community Development: Public Facilities (CD:PF) – Location: Northerly of Hillsdale St., southerly of John Muir Rd., easterly of South Circle Dr., and westerly of Seneca Rd. – 21.0 ac – Zoning: Controlled Development (W-2) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp ground & Conference Center. There is no new development proposed for this project. The project site is an existing camp ground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space - APN 563-183-012, 563-183-025, 563-193-001, 563-193-002, 563-193-003, 563-193-004, 564-120-002. **BBID: 429-602-841**

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

Charissa Leach, P.E.
Assistant TLMA Director

DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on November 15, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at dbowdan@rivco.org / MAILSTOP #: 1070

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

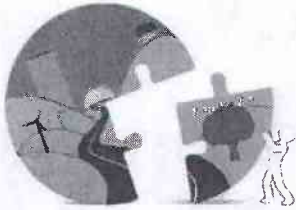
COMMENTS:

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

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: HUNT PUBLIC RELATIONS

Contact Person: TOM HUNT E-Mail: tom@hunt-pr.com

Mailing Address: 3900 MARKET STREET SUITE 270

RIVERSIDE CA 92501
City State ZIP

Daytime Phone No: (951) 680-1955 Fax No: (951) 248-0922

Engineer/Representative Name: RICK ENGINEERING CO.

Contact Person: JOSH BARRETT E-Mail: jbarrett@rickengineering.com

Mailing Address: 1770 IOWA AVENUE SUITE 100

RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner Name: CALIFORNIA BAPTIST UNIVERSITY

Contact Person: MARK HOWE E-Mail: mhowe@calbaptist.edu

Mailing Address: 8432 MAGNOLIA AVENUE

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 343-4299 Fax No: (951) 343-4578

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

CALIFORNIA BAPTIST UNIVERSITY
PRINTED NAME OF PROPERTY OWNER(S)

 MARK HOWE
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563-193-001 to 004, 563-133-007, 563-183-012, 564-120-002

Approximate Gross Acreage: 21 ACRES

General location (nearby or cross streets): North of SCENIC DRIVE, South of JOHN MUIR DRIVE, East of S. CIRCLE DRIVE, West of SENECA ROAD.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A new CUP for Tahquitz Pines Camp & Conference Center in Idyllwild: Expired CUP is 2702R2. We have filed this "as-is" extension.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	5625		1	DINING	<input type="checkbox"/>	
2	768		1	INFIRMARY BLDG	<input type="checkbox"/>	
3	420		1	STORAGE	<input type="checkbox"/>	
4	800		1	CEDAR PINES BLDG	<input type="checkbox"/>	
5	144		1	LAUNDRY	<input type="checkbox"/>	
6	1000		1	BUILDING	<input type="checkbox"/>	
7	768		1	BUILDING	<input type="checkbox"/>	
8	440		1	GIFT SHOP	<input type="checkbox"/>	
9	800		1	RECREATION BLDG	<input type="checkbox"/>	
10	774		1	OFFICE	<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

EXISTING Buildings/Structures:

No.*	Square Feet	Height	Stories	Use/Function	To Be Removed	Bldg. Permit No.
11	945		1	BUILDING	<input type="checkbox"/>	
12	1435		1	CABIN	<input type="checkbox"/>	
13	800		1	CABIN	<input type="checkbox"/>	
14	400		1	CABIN	<input type="checkbox"/>	
15	1136		1	BULDING	<input type="checkbox"/>	
16	625		1	BUILDING	<input type="checkbox"/>	
17	756		1	CABIN	<input type="checkbox"/>	
18	1080		1	CABIN	<input type="checkbox"/>	
19	5511		1	BUILDING	<input type="checkbox"/>	
20	528		1	CABIN	<input type="checkbox"/>	
21	482		1	MAINTENANCE	<input type="checkbox"/>	
22	561		1	STORAGE	<input type="checkbox"/>	
23	1650		1	CABIN	<input type="checkbox"/>	
24	256		1	STORAGE	<input type="checkbox"/>	
25	660		1	CABIN	<input type="checkbox"/>	
26	660		1	CABIN	<input type="checkbox"/>	
27	448		1	CABIN	<input type="checkbox"/>	
28	256		1	STORAGE	<input type="checkbox"/>	
29	448		1	CABIN	<input type="checkbox"/>	
30	256		1	CABIN	<input type="checkbox"/>	
31	256		1	CABIN	<input type="checkbox"/>	
32	400		1	SHED	<input type="checkbox"/>	
33	528		1	SHED	<input type="checkbox"/>	
34	560		1	BUILDING	<input type="checkbox"/>	
35	756		1	SHOWER	<input type="checkbox"/>	
36	192		1	STORAGE	<input type="checkbox"/>	
37	400		1	CABIN	<input type="checkbox"/>	
38	400		1	CABIN	<input type="checkbox"/>	
39	1078		1	CABIN	<input type="checkbox"/>	
40	400		1	CABIN	<input type="checkbox"/>	
41	400		1	CABIN	<input type="checkbox"/>	
42	400		1	CABIN	<input type="checkbox"/>	
43	400		1	CABIN	<input type="checkbox"/>	
44	400		1	CABIN	<input type="checkbox"/>	
45	400		1	CABIN	<input type="checkbox"/>	
46	400		1	CABIN	<input type="checkbox"/>	
47	400		1	CABIN	<input type="checkbox"/>	
48	192		1	PUBLIC RESTROOM	<input type="checkbox"/>	
49	3474		1	CABIN	<input type="checkbox"/>	
50	3474		1	CABIN	<input type="checkbox"/>	

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). 2702R2
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

N/A, NO PROPOSED IMPROVEMENTS

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: N/A, NO PROPOSED IMPROVEMENTS

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: _____ 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
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.

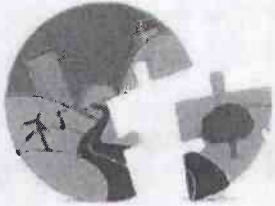
Owner/Authorized Agent (1) N/A, NO PROPOSED IMPROVEMENTS Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

10/28/2019

Property Owner(s) Signature(s) and Date

MARK HOWE

CALIFORNIA BAPTIST UNIVERSITY

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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 a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 180022 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: California Baptist University – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Public Facilities (CD-PF) – Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Hillsdale Street, southerly of John Muir Road, easterly of South Circle Drive, and westerly of Seneca Road – 21.0 Acres – Zoning: Controlled Development (W-2) – One-Family Dwellings – Mountain Resort (R-1A-9000) – Village Tourist Residential (R-3A) – **REQUEST:** The project proposes to renew the expired Conditional Use Permit for Tahquitz Pines Camp Ground and Conference Center. There is no new development proposed for this project. The project site is an existing camp ground providing an existing 5,625 sq. ft. dining hall, 768 sq. ft. infirmary building, 420 sq. ft. storage building, 800 sq. ft. cedar pines building, 144 sq. ft. laundry facility, 1,000 sq. ft. building, 768 sq. ft. building, 440 sq. ft. gift shop, 800 sq. ft. recreation building, and 774, sq. ft. of office space.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 29, 2020**
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 the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.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 Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 24, 2019,

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

APN (s) or case numbers CUP180022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

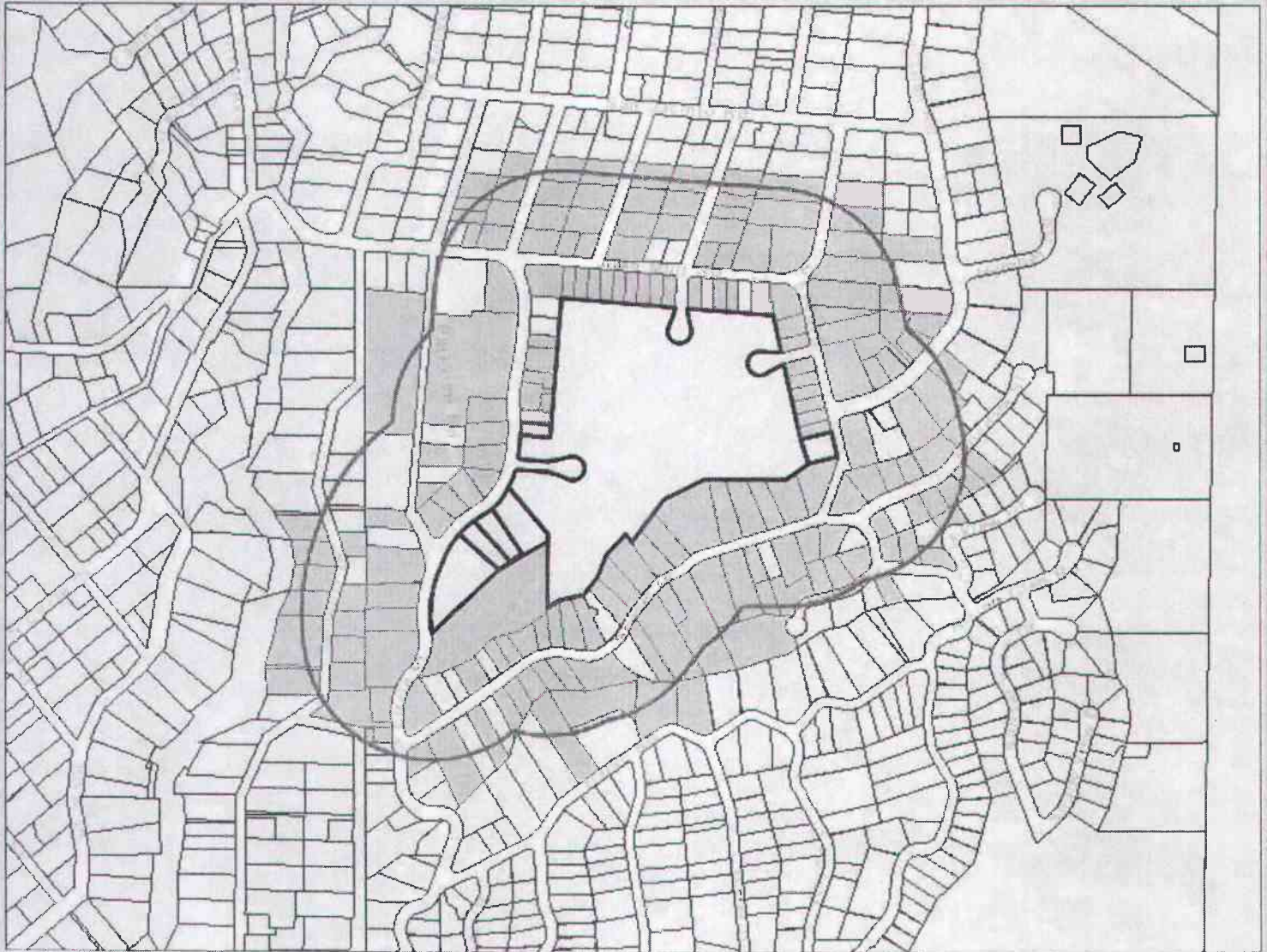
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca, 92502





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

Riverside County GIS Mailing Labels

CUP180022 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/24/2019 2:30:05 PM

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564154006
NICKLAUS COWAN
1005 S TREMONT ST
OCEANSIDE CA 92054

564102003
DOUGLAS M COFFEY
REBECCA A KOSKINEN
10234 VISTA DE LA CRUZ
LA MESA CA 91941

564163014
DEBORAH E R HANAN
MICHAEL Z HANAN
1031 S RIMPAU BLV
LOS ANGELES CA 90019

564131008
JOHN MCDILL
1091 E SIERRA WAY
PALM SPRINGS CA 92264

564133005
TODD E MILLAM
JOY E MILLAM
11088 BLUE ALLIUM ST
FOUNTAIN VALLEY CA 92807

563193005
JOHN L MONTAGUE
11122 BRUNSWICK WAY
SANTA ANA CA 92705

564111016
THOMAS JOSEPH GAUSEPOHL
PEGGY ANN GAUSEPOHL
1171 VIA ESTRELLADA
FALLBROOK CA 92028

564140024
JOHN SANCHEZ
GEORGIANA SANCHEZ
1196 SPICESTONE DR
HEMET CA 92545

564112012
TIMOTHY M HOY
KAREN A HOY
1219 E BARHAM DR SPC 168
SAN MARCOS CA 92078

563222014
RYAN POSNER
ALEXANDRA POSNER
12412 SYLVAN ST
NORTH HOLLYWOOD CA 91606

564111006
MILDRED K JONES
12848 BARCELONA
YUCAIPA CA 92399

563183023
ELIZA S KONG
1316 S MANHATTAN PL
LOS ANGELES CA 90019

564111008
DAVID C BUCK
MARILYN H BUCK
1335 RAINBOW RIDGE LN
ENCINITAS CA 92024

563191004
LAUREEN GIEDT RODMAKER
TERESA A STEVENS
1413 COLONIAL AVE
ANAHEIM CA 92802

564132004
GEORGE A GOODSON
CAROLYN ELLIS
SCOTT E MCKINNEY

1420 CALLE MARBELLA
OCEANSIDE CA 92056

564112023
BENJAMIN KNOELL STAFFORD
SARAH NICOLE ANDERSON
1472 SANTA MARTA CT
SOLANA BEACH CA 92075

564111009
CYNTHIA A BROOKS
160 W AVENIDA SAN ANTONIO
SAN CLEMENTE CA 92672

563182005
ALAN M HEATON
VERITY J HOSKINS
1677 BURGUNDY RD
ENCINITAS CA 92024

563172010
MICHAEL W VANZEE
SHANA D VANZEE
1687 INDICA RD
HEMET CA 92545

563213042
BRUCE ALLEN LEE
17481 VULCAN CT
RIVERSIDE CA 92504

564112002
JOSEPH L ZANE
SHIHO JUNE ZANE
17689 SAN VICENTE ST
FOUNTAIN VALLEY CA 92708

564133004
CLIFFORD ALAN HELBOCK
JANET EILEEN HELBOCK
14231 AUGUSTA DR
VALLEY CENTER CA 92082

564132003
KENNETH WAYNE DEVORE
LINDA JO DEVORE
15943 ALTA VISTA RD NO D
LA MIRADA CA 90638

564174009
JERRY W SHARMAN
16035 VALLEY VIEW AVE
SANTA FE SPRINGS CA 90670

564140021
MICHAEL L SCHNEIR
NANETTE D SCHNEIR
16842 LIVORNO DR
PACIFIC PALISADES CA 90272

563182002
WILLIAM R DAY
1702 SHAW CIR
PLACENTIA CA 92870

564152013
STEPHEN H HALVORSON
CAROL D HALVORSON
1763 WOODBINE PL
OCEANSIDE CA 92054

564152015
JOHN R SPENCER
CLAUDIA J SPENCER
17959 AVENIDA ALOZDRA
SAN DIEGO CA 92128

564112024
SUSAN WHITMORE MIN
1821 DELOZ AVE
LOS ANGELES CA 90027

563191003
DAL M STONE
18395 STONECREST DR
LAKE ELSINORE CA 92530

564102013
CHARMIAN KINNER
1862 PENNINGTON
TUSTIN CA 92780

563181004
KWIKSET EMPLOYEES TRUST
19701 DA VINCI
LAKE FOREST CA 92610

563205008
ROBERT M NEWCOMBE
DEBORAH A NEWCOMBE
2006 HILLDALE DR
LA CANADA CA 92011

563201006
CHERYL ROBERTSON
JAMES W HODGE
JUDITH L HODGE

21145 VIA PRESIDIO
YORBA LINDA CA 92886

564132013
LAWRENCE F SUGANO
FLORA J SUGANO
2121 LARK BAY LN
LAKEWOOD CA 90712

563201007
ALAN H JOHNSON
LORENE E JOHNSON
2144 FALLEN LEAF LN
FALLBROOK CA 92028

564163006
NICHOLAS JOSEPH ANGELILLO
217 RENO AVE
RENO NV 89509

563191006
STEVEN NEAL JANZEN
MARGENE MARIE JANZEN
227 ALAMEDA DE LAS PULGAS
REDWOOD CITY CA 94062

563204001
LINDA HALL
EDGAR LEWIS
23164 VISTA RAMONA RD
RAMONA CA 92065

564174008
CHARLES P HRESIL
LOUISA GOLDEN
2317 HICKORY ST
SAN DIEGO CA 92103

564132017
DAVID E MARTIN
233 N FARRELL DR
PALM SPRINGS CA 92262

564140029
SHERRY TITLOW
MONA A CASTRO
2376 N MARVEL AVE
SIMI VALLEY CA 93065

564151001
VICTOR GILLESPIE
JOHN J GILLESPIE
2460 STATE ST
EL CENTRO CA 92243

563192007
JEFFERY BELL
2476 PITCH LN
LAKE HAVASU CITY AZ 86406

564140004
CHARLES HENRY EHRLINGER
ELIZA BURNS EHRLINGER
2490 LOY LN
LOS ANGELES CA 90041

564111017
ROTH BONNIE FLOWERS TRUST
MICHALOPOULOS DEMETRIOS TRUST
25380 SCENIC DR
IDYLLWILD CA. 92549

564163009
KATHLEEN DANA HAINE
2545 BAY VISTA LN
LOS OSOS CA 93402

563172005
DENISE SUZANNE OHRAZDA
25460 TAHQUITZ RD
IDYLLWILD CA. 92549

564151002
STACEY GRANT
25485 SENECA DR
IDYLLWILD CA. 92549

564133006
MATTHEW W BLUNDELL
KAYLI S BLUNDELL
ANDREA I NEUMARK

2552 LAUGHLIN AVE
LA CRESCENTA CA 91214

564152011
PAUL F MIZERA
MARIA T MIZERA
25541 GLEN RD
IDYLLWILD CA. 92549

564133002
JOSEPH K BERNIER
LISA N BERNIER
25575 SENECA DR
IDYLLWILD CA. 92549

564154015
GREGORY B STEWART
PATRICIA A STEWART
25630 GLEN RD
IDYLLWILD CA. 92549

564154013
JILL P MURPHY
BERNARD E HOFFINGER
26 MERILL DR
PALM DESERT CA 92260

564163013
B F B INC
2711 28TH ST
SAN DIEGO CA 92104

564112019
LAWRENCE E KING
RITA K KING
27125 CRYSTAL SPRINGS RD
CANYON COUNTRY CA 91387

564152018
HAROLD SHERWOOD
MARY SHERWOOD
277 BLUE RIDGE LN
SAN JACINTO CA 92583

563213004
ADAM URIAH KEMPLER
JENNIFER KEMPLER
28021 WELLSTON DR
SANTA CLARITA CA 91350

564140027
LAUREEN E LITTLE
2808 BALBOA DR SE
VANCOUVER WA 98683

564164008
GERALD L LIPSCOMB
2955 NIGHT WATCH WAY
ALPINE CA 91901

564140026
ELLIOT B LAWRENCE
KIRSTIN LAWRENCE
3 GUADALMINA DR
DANA POINT CA 92629

564174014
KAREN ANN KAPP
JANE E MEIER
3048 BONITA MESA RD
BONITA CA 91902

563172009
DALE W BECKER
VERA RAMOS
3103 FLINTRIDGE DR
FULLERTON CA 92835

563201002
IONA MARSAA
32012 SAGE RD
HEMET CA 92544

564140007
ROBERT C NOREN
JEANENE Y NOREN
3220 GOLDSMITH
SAN DIEGO CA 92106

564140050
RICHARD MCCOWAN
XIAOLI YU
32206 CAMINO GUARDA
TEMECULA CA 92592

564102011
ROLAND R SPEERS
FLORENCE B SPEERS
338 VIA LIDO SOUD
NEWPORT BEACH CA 92663

564140003
DEAN EDWARD KEEFER
37621 CATHEDRAL CANYON DR
CATHEDRAL CITY CA 92234

564111001
LEUCADIA CREATIVE CORP
406 LA COSTA AVE
ENCINITAS CA 92024

564131005
JUSTIN M PENA
BRITTANY J PENA
4120 DONNA AVE
SAN DIEGO CA 92115

564152012
RICHARD J GURLING
LAURA J GURLING
4191 LUTHER FOWLER RD
MILTON FL 32571

564111020
SAMUEL HERB
4305 LOS PADRES DR
FALLBROOK CA 92028

564163020
RENEE WHITMIRE
43096 WINTERGROVE DR
ASHBURN VA 20147

564102002
JOSEPH F HALBEISEN
KELLY R HALBEISEN
43700 SALPARE PL
INDIO CA 92203

564131007
DAVID R WILSON
DAVID L LEHMANN
44489 TOWN CENTER NO D412
PALM DESERT CA 92260

563201003
JEFFREY S GORDON
DIANA GREENE GORDON
450 SAN VICENTE BLV 301
SANTA MONICA CA 90402

564140046
BRIAN L FRARY
4637 EL CERRITO DR
SAN DIEGO CA 92115

564111011
GARY S GARCIA
CHARLOTTE L GARCIA
470 RANCHO LA MIRADA
ESCONDIDO CA 92025

564174010
CLAUDIA MARY DAVIES
4730 KAREN WAY
EL CAJON CA 92020

564140018
KIDANE WOLDEMICHAEL
HADERA WOLDEMICHAEL
4825 COLLEGE AVE NO 110
SAN DIEGO CA 92115

564175009
STEPHEN J DELONGE
51 DARTMOUTH DR
RANCHO MIRAGE CA 92270

564174006
IRA SERVICES TRUST CO
5169 PRINCESS ANNE
LA CANADA CA 91011

564132015
CHELSEA KAY HOPKINS
JAMES CODY HOPKINS
5382 LAVERNE CIR
WESTMINSTER CA 92683

564175010
ROBERT O OLSON
DALE T OLSON
OSBORNE OLSON

5450 SIESTA DR
SAN DIEGO CA 92115

564131009
MILDRED KATHLYN KIMPTON
RAYMOND WILLIAM KIMPTON
5476 WAYMAN ST
RIVERSIDE CA 92504

564131002
JAMES L CRANDALL
ROBYN R WINKS
55025 JOHN MUIR RD
IDYLLWILD CA. 92549

564112016
MAX F NAVARRO
DAWN NAVARRO
55230 CIRCLE WAY
IDYLLWILD CA 92549

563182006
KIRK D STEPHENSON
YVONNE STEPHENSON
55260 S CIRCLE DR
IDYLLWILD CA. 92549

563183011
ADAM SANTIAGO
ELENA BONILLA
55275 S CIRCLE DR
IDYLLWILD CA. 92549

563183025
ADAM SANTIAGO
ELENA BONILLA
55275 S CIRCLE DRIVE
IDYLLWILD CA 92549

563183016
KENNETH J GILBERT
OLGA B GILBERT
55315 S CIRCLE DR
IDYLLWILD CA. 92549

564140025
ROBERT ANTHONY
HEA KYOUNG ANTHONY
6041 SUN KNOLL CIR
YORBA LINDA CA 92886

563172012
DAVID L ROBILLARD
6069 CHESTEROARK DR
LAKEWOOD CA 90713

564175008
DARREL I METZ
ALICE METZ
6589 WABASH ST
CHINO CA 91710

563204003
CODA FAMILY TRUST W
LEO R CODA
712 N POPLAR PL
ANAHEIM CA 92805

564112020
LINDA MILLER LEADS
722 POMELO DR
VISTA CA 92081

564152006
HOROVIKZ INES FAMILY TRUST
INES HOROVITZ
7301 BALBOA BLVD UNIT 10
LAKE BALBOA CA 91406

564112018
WILLIAM G WARING
DOROTHY H WARING
73186 FIDDLENECK LN
PALM DESERT CA 92260

564132014
DONALD H WADE
RITA P WADE
73355 GRAPEVINE ST
PALM DESERT CA 92260

563192006
RONALD VAUGHN STPIERRE
MELINDA JANE STPIERRE
74037 ANGELS CAMP RD
PALM DESERT CA 92260

564131004
DENNIS M WOODARD
JANE ELLEN M WOODARD
7404 RONDEL CT
SAN DIEGO CA 92119

563222012
RICHARD L SPICER
PATRICIA H SPICER
75855 ALTAMIRA DR
INDIAN WELLS CA 92210

563172004
CLAUDE M RIGDON
SALLY J RIGDON
771 N HEMET ST
HEMET CA 92544

564102014
ALBERT J EVINGER
KATHRYN L EVINGER
774 N 12TH ST
BANNING CA 92220

564163021
STUART BAILEY
JAMIE BAILEY
78528 BOUSAINVILLEA
PAL DESERT CA 92211

564152009
MICHAEL P ALDERETE
TERRI ANN ALDERETE
7887 WHITEGATE AVE
RIVERSIDE CA 92506

563183012
CALIFORNIA BAPTIST UNIVERSITY
8432 MAGNOLIA AVE
RIVERSIDE CA 92504

563205002
JANET L REESE
8729 LA ROCA
FOUNTAIN VALLEY CA 92708

564111010
DONNA J LUCAS
880 PALO VERDE
LONG BEACH CA 90815

563191002
GLEN E RICE
GRACE E RICE
8813 S 47TH PL
PHOENIX AZ 85044

564132001
VIRGINIA LINDGREN
ROBERT G LINDGREN
920 BIENVENEDA AVE
PACIFIC PALISADES CA 90272

564152005
MARSHALL L GOODWIN
IRENE T GOODWIN
923 PASEO DOROTEA
PALM SPRINGS CA 92264

564131006
KENNETH L MCANDREWS
SHANNON M MCANDREWS
944 JASMINE CT
CARLSBAD CA 92011

564174013
WAYNE EBNER
BEVERLY J EBNER
P O BOX 1038
IDYLLWILD CA 92549

564112022
MONIQUE M ZANDER
BARRY W ZANDER
P O BOX 1091
IDYLLWILD CA 92549

564175005
CRAIG M BRUNS
TERESA H BRUNS
P O BOX 1100
IDYLLWILD CA 92549

563192004
NANCY E DUNLAP
GREGORY R DUNLAP
P O BOX 1212
IDYLLWILD CA 92549

564131001
DAPHNE APRIL PALMER
P O BOX 1347
IDYLLWILD CA 92549

564111025
DAVID BRUCE MONTGOMERY
LORI ANNE MONTGOMERY
P O BOX 1397
AVALON CA 90704

563201004
ARTHUR RICHARD HOLMES
P O BOX 1412
IDYLLWILD CA 92549

563213003
IDYLLWILD ALL YEAR RESORT INC
P O BOX 147
IDYLLWILD CA 92549

564154008
SUSAN CALLIE WIGHT
P O BOX 1553
IDYLLWILD CA 92549

563222013
MELISSA SUSAN GODDARD
P O BOX 1618
IDYLLWILD CA 92549

563205003
JANET M WOODS
P O BOX 1640
IDYLLWILD CA 92549

563182007
SUSAN GRANT
P O BOX 1691
IDYLLWILD CA 92549

563211001
TERRY GRINER
NAOMA GRINER
P O BOX 1692
IDYLLWILD CA 92549

564111007
DENNIS STANLEY FOGLE
BETH CAROL FOGLE
P O BOX 185
IDYLLWILD CA 92549

564102008
STEWART MCCLURE
VALERIE MCCLURE
P O BOX 2078
VISTA CA 92085

563172008
FRANZ DORNINGER BIELECKI
P O BOX 2081
IDYLLWILD CA 92549

564164005
WILLIAM B BARNETT
SUSAN BARNETT
P O BOX 2099
IDYLLWILD CA 92549

564140019
HOWARD BACHRACH
ALLISON DILLARD
P O BOX 2206
PALM DESERT CA 92261

564152002
KEVIN C UNDERDAHL
JUDY A UNDERDAHL
P O BOX 2769
COLUMBIA FALLS MT 59912

564112015
MAX F NAVARRO
DAWN NAVARRO
P O BOX 302
IDYLLWILD CA 92549

564102005
RICHARD PRIESING
SALLY PRIESING
P O BOX 3068
IDYLLWILD CA 92549

564111024
RONALD ALAN FLEETHAM
PATRICIA LOUISE FLEETHAM
P O BOX 3113
IDYLLWILD CA 92549

564140022
JAMES L WISE
P O BOX 3146
IDYLLWILD CA 92549

564152008
ANNA ALLEN
P O BOX 3156
IDYLLWILD CA 92549

563172006
JUDI G MILIN
P O BOX 3157
IDYLLWILD CA 92549

564112014
JAMES JOSEPH FRUMENTO
P O BOX 3197
IDYLLWILD CA 92549

563192005
PATRICIA A CLARK
P O BOX 3246
IDYLLWILD CA 92549

563183026
BARBARA Z HYNES
P O BOX 3378
IDYLLWILD CA 92549

564174007
RICHARD C SCHNETZER
PATRICIA A EAGLE SCHNETZER
P O BOX 3388
IDYLLWILD CA 92549

563182004
MAYDE MEIERS HERBERG
P O BOX 3388
LONG BEACH CA 90803

563191005
MICHAEL S SWAN
P O BOX 3400
IDYLLWILD CA 92549

564112009
TRACY K JELENSKY
P O BOX 3497
IDYLLWILD CA 92549

564112026
JAMES I ROBERTSON
P O BOX 3509
IDYLLWILD CA 92549

563211006
EDWARD GENE HISKEY
CAROL MAUREEN HISKEY
P O BOX 3543
IDYLLWILD CA 92549

564175006
THEODORE M CUMMINGS
JOYCE B CUMMINGS
P O BOX 3546
IDYLLWILD CA 92549

563211002
PHYLLIS LEEAN BROWN
JENNIFER LEEAN KIRCHNER
P O BOX 3678
IDYLLWILD CA 92549

564152014
IDYLLWILD ARTS FOUNDATION
P O BOX 38
IDYLLWILD CA 92549

564112005
SHON C HARTMAN
P O BOX 4218
IDYLLWILD CA 92549

564132002
MUREL ANN KOHLER
P O BOX 4431
IDYLLWILD CA 92549

564112025
VIRGINIA LUMB
P O BOX 4442
IDYLLWILD CA 92549

564174011
KARL W ALLGEIER
JOYCENE LAYTART ALLGEIER
P O BOX 486
IDYLLWILD CA 92549

563205009
ROSYLE A POVLOVICH
P O BOX 500
IDYLLWILD CA 92549

564174012
JOHN K FRIEMOTH
TERESA B FRIEMOTH
P O BOX 567
IDYLLWILD CA 92549

564112013
JAMES H JENNISON
WENDY J GARRISI
GARY C LUCHT

P O BOX 571
IDYLLWILD CA 92549

563172011
RUSSELL K LAWLER
JUDITH A LAWLER
P O BOX 621
IDYLLWILD CA 92549

563192002
THOMAS EVANS
JODY EVANS
P O BOX 678
IDYLLWILD CA 92549

563221004
JEAN K JEROME
P O BOX 715
IDYLLWILD CA 92549

564111012
EARL E PARKER
P O BOX 746
IDYLLWILD CA 92549

564152010
JANET E REYNOLDS
WILLIAM R FAUROT
P O BOX 767
IDYLLWILD CA 92549

563205005
SUSAN E MYERS
P O BOX 793
LA CANADA CA 91012

563182003
DENISE L DAY
COLIN M DAY
P O BOX 86
IDYLLWILD CA 92549

563211003
PATRICIA B SEAWARD
P O BOX 919
IDYLLWILD CA 92549

563183006
FREDERICK J HEIN
ANN MARIE HEIN
P O BOX 9483
RANCHO SANTA FE CA 92067

564133003
RSI MANAGEMENT
P O BOX 950241
MISSION HILLS CA 91395

564175004
JAMES S NUTTER
BONNIE J HILLS
P O BOX 975
IDYLLWILD CA 92549

563201001
GARY W LEONG
SUSAN A LEONG
P O BOX 994
RANCHO MIRAGE CA 92270

564111013
RONALD E WEST
BONNIE J WEST
PO BOX 1102
IDYLLWILD CA 92549

564175007
DONALD L RHODES
PO BOX 1260
IDYLLWILD CA 92549

564112003
KRISTIN J DANIELL
PO BOX 131
MOUNTAIN CENTER CA 92561

564163007
DENNIS EODICE
LYNNE EODICE
PO BOX 1315
IDYLLWILD CA 92549

563221006
TERRY GRINER
NAOMA GRINER
PO BOX 1692
IDYLLWILD CA 92549

564152001
NED C ROBERTS
MARGARET E ROBERTS
PO BOX 1816
IDYLLWILD CA 92549

564152007
HEIDI KAUTI SHEPHERD
PO BOX 1837
IDYLLWILD CA 92549

563211004
DUANE V CHAMLEE
PO BOX 2139
SEQUIM WA 98382

563183024
ELENA BONILLA
ADAM SANTIAGO
PO BOX 3033
INDIO CA 92202

564163008
CHRISTINE D RIESEN
PO BOX 3488
IDYLLWILD CA 92549

563204004
CATHY M KELLY
PO BOX 3494
IDYLLWILD CA 92549

564133001
ARLENE D KNIGHT
PO BOX 3562
IDYLLWILD CA 92549

564140001
THOMAS JAY SWALLOWS
TRUDY ALLENE SWALLOWS
PO BOX 3564
IDYLLWILD CA 92549

563205001
KATHLEEN A MASEY
PO BOX 3643
IDYLLWILD CA 92549

564140002
KATHLEEN DIANE MOODY HOPKINS
PO BOX 521
IDYLLWILD CA 92549

564131003
ROSALINDA MOLINA
RENEE GASCON
PO BOX 673
IDYLLWILD CA 92549

563213001
KRISTIN A KIRSCHBAUM
PO BOX 933
IDYLLWILD CA 92549

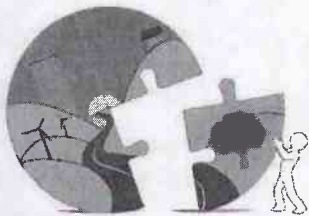
**Thomas Hunt
3900 Market St
Suite 270
Riverside CA 92506**

**Rick Engineering Co.
Josh Barrett
1770 Iowa Avenue Suite 100
Riverside CA 92507**

**California Baptist University
Mark Howe
8432 Magnolia Avenue
Riverside CA 92504**

**Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612**

**Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP180022

Project Location: 55251 S Circle Drive, Idyllwild CA

Project Description: A request for a Conditional Use Permit for revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding one existing building and one new structure.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Tom Hunt 3900 Market Street Suite 270, Riverside CA 92501

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 (Sec. 15301)
- Statutory Exemption (_____)
- Other:
15061(b)(3)

Reasons why project is exempt: This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301, and 15061(b)(3) of the State CEQA Guidelines. Section 15301 exempts uses consisting of the operation, permitting. The proposal is to re-establish an expired Conditional Use Permit and does not include any additional development. This would qualify for this exemption. There is no new development proposed for this project.

This proposed project is exempt from California Environmental Quality Act (CEQA) Section 15061.b.3 General Rule, as the project does not propose any new development or the modification of any existing structures or buildings. It can be met with certainty that there is no possibility there will be a significant effect on the environment since the use would continue to operate as it has previously been operated in the past and no new development is proposed that would impact the existing site or that would allow for any expansion of the previously permitted use.

County Contact Person

Phone Number

Signature

Title

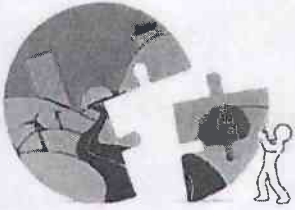
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#. ZCFG No. - County Clerk Posting Fee \$50

FOR COUNTY CLERK'S USE ONLY

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: January 19, 2020

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.3 (CUP180022)

To the Honorable Chair,

Attached are comment letters we have received for the Conditional Use Permit.

I have received a couple phone calls from the public, where once it was clarified that there is no new development proposed, they were ok with the proposal.

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

Dawson, Brett

From: David & Lori Montgomery <davelorim@gmail.com>
Sent: Thursday, January 23, 2020 5:35 PM
To: Dawson, Brett
Subject: Conditional Use Permit No. 180022 California Baptist University Idyllwild

Dear Mr. Dawson,

Thank you for your quick response to my phone call on January 23, 2020 4:51pm to confirm that no additional construction will take place and that it is simply a renewal of the existing permits. We have owned our adjacent property for 7 years and find that the owner/operator of the camp to be overall good neighbors to work with. Only on very rare occasions have some of their clients been over-zealous with creating noise. Other than that we hope that they continue to operate as they have been.

Sincerely

David Montgomery
25600 Scenic Drive
Idyllwild, CA 92549

James L. Crandall
55025 John Muir Rd.
PO Box 1313
Idyllwild, CA 92549

Riverside County Planning Dept.
Attn: Brett Dawson
PO Box 1409
Riverside, CA 92502-1409

Re: Public Hearing on Conditional Use Permit No. 180022 – Exempt from the California Environmental Quality Act

Dear Mr. Dawson,

I received a letter (attached to this email) about the application by the California Baptist University to renew their expired conditional use permit for the Tahquitz Pines Camp Ground and Conference Center.

My property at 55025 John Muir Rd. borders that property.

I want to express my opposition to any form of permit for Tahquitz Pines to build any additional structures in the area directly behind my house. That would probably mean about a 500 foot buffer zone from the fence line backing my properties and other properties on John Muir Road.

We bought our property 20 years ago with the understanding that the area behind our house would remain undeveloped forest land, and we'd like to keep it that way.

Thanks for your time and attention. Please include my letter in the hearing on January 29, 2020 at the Riverside County Administrative Center Board Chambers.

I would have attended, but I didn't get the notice until last week, and didn't have time to reschedule my work.

James L. Crandall
Homeowner

April Palmer
PO Box 1347
55015 John Muir Road
Idyllwild, CA 92549
310) 245-4704 (cell)
951) 468-4595 (landline)
april@aprilpalmerlandscapedesign.com

January 27, 2020

Attention; Brett Dawson
RIVERSIDE COUNTY PLANNING DEPARTMENT
PO BOX 1409
Riverside, CA 92502-1409

Dear Mr. Dawson:

In response to the Riverside County Land Use Ordinance No 348 notice I received regarding renewal of a Conditional Use Permit for Tacquitz Pines Camp Ground and Conference Center, my property borders this property at 55015 John Muir Road.

I wish to go on record opposing the renewal without a specifically stated construction project on which to base informed consent. Tacquitz Pines already has an enormous property that is under-utilized and much of the land is neglected. There is a pile of wood from trees that have been cut down adjacent to my property that poses a hazard to my property in this area that is prone to wild fires.

Thank you for this opportunity to express my opinion and for giving it the weight in your approval process.

Sincerely,

April Palmer

**Kathleen A Masey
25374 Scenic Drive
PO Box 3643
Idyllwild, CA 92549**

January 22, 2020

Mr. Brett Dawson
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: Conditional Use Permit No. 180022

Dear Mr. Dawson,

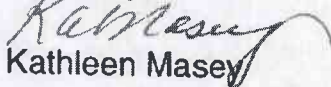
I reside adjacent to the Tahquitz Pines Camp. Though, I have no objections to the renewal of their use permit, I would like to place the following issue before the commission.

The camp exists in the midst of residential homes. Noise carries more readily in the mountain environment. I would ask that camp managers to strictly enforce county ordinances as they apply to our community. In the past, neighboring residents have had to endure electronically amplified music and events, some of which have extended past the 10:00 pm curfew.

The camp's busy time, summer, is also the time we homeowners like to enjoy open windows and our outdoor decks/yards. The sound of voices, instruments, and activities during day and evening hours is not overly disturbing. But, I cannot fathom why these activities have to be electronically enhanced. Given our serene and tranquil environment, a camp broadcasting as for a stadium event is simply incongruous and unacceptable.

I appreciate the opportunity to bring this concern to your attention and thank you for your consideration.

Sincerely,


Kathleen Masey

January 20, 2020

Riverside County Planning Department
4080 Lemon Street 12th Floor
P O Box 1409
Riverside, Ca 92502-1409

Re: SEIR: San Gorgonio Crossing

Dear Brett:

Thank you for yet another opportunity to respond to this Project. I have responded to only what was written in the SEIR as requested. Since it was a mere 30 pages, it didn't take long and showed how seriously this developer took the court rulings.

On page 1-1 the SEIR states in the background information section that when the original DFEIR was circulated that "various comments were submitted during the public review period." This is an understatement if there ever was one and by using the word "various" the writers of this SEIR seem to want it to appear that only a minimal opposition was made to this project. The truth is that when the original FEIR was circulated there were 605 protest letters sent to Riverside County Planning -- it was my understanding that this was the most letters they had ever received on a single project. At that point, apparently to avoid answering that avalanche of letters, the county decided to "revise and re-circulate" the FEIR and indicated that the first letters would not be answered and only new letters would get a written response. Well, if it was thought that this new scheme would result in fewer letters this second time, that proved incorrect! For the second DEIR, 760 letters in opposition deluged Riverside County planning department. It took over 1000 pages in the Final EIR to respond to all of them. Because there are three new county supervisors since this project was approved, I think this is an important fact for them to know.

On page 1-3 the SEIR states that: "*An SEIR is also appropriate where, as here, a court rules that portions of the original FEIR were inadequate and additional environmental analysis should be performed.*" Let's be perfectly clear -- the only reason that this SEIR is being written is because these land

speculators were sued and lost the court case. And the SEIR is not only appropriate but required by the subsequent court ruling. The importance of analyzing the additional environmental studies and evaluating the conclusions made cannot be overstated. They should meet the legal requirements of the court findings and not just be canned comments pulled from other EIRs. Statements unsupported by evidence cannot by definition, meet that legal threshold and should not be considered in the final decision making process. The burden of proof that the legal requirements have been met is on the developer. I would hope that this board of supervisors will hold them to that requirement this time around.

Speaking of statements unsupported by evidence, on Page 2-4 the SEIR states: "*Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction.*" It would certainly be nice if that statement always proved true. But there is nothing in that paragraph that says anything about enforcement or even verifying what equipment the contractors and owners are actually using on the job. It's like making a statement that those who drive gas guzzling pickups and SUVs would have a "strong financial incentive" to drive a more economical and efficient car and then making the assumption that in fact this is what they **would** do. But that assumption might not be true. They may really like their gas guzzler or it's paid for -- there could be a myriad of reasons that those drivers would not go out and get a more efficient and economical car. Therefore, the "strong financial incentive" does not guarantee that they will get a new vehicle that meets the accepted standards of efficiency and economy.

In the same way, if the SEIR makes the unsupported statement that the contractors will be using equipment that meets the federal standards for fuel efficiency because they have a strong financial interest to do so, then this must be supported by some evidence that the statement is actually true. The SEIR doesn't indicate that any verification of this statement was made. Without that evidentiary support, the SEIR can't categorically state that "*Therefore this project's fuel consumption would not be inefficient, wasteful and unnecessary*" If you are going to claim that the most efficient and economical equipment is being used on your construction project and then use that statement to support your conclusion, there must be some kind of evidence that this is indeed true.

On page 2-10 there is the reiteration of the same "signage" that had been included in the original FEIR which will inform the truck drivers of the health effects of diesel particulates, the idling regulations and then a phone number to call for violations. The paragraph does not state exactly who is going to report these offenses -- although it will probably not be the other truck drivers. Merely posting a sign does not have any impact without someone enforcing the regulations. It's similar to posting the sign at the handicap parking spaces. That sign does no good if it's not enforced -- as was shown when an enforcement team actually verified the handicapped placards displayed in the cars parked in those handicapped parking spaces and found many to be in violation. Simply stating that a "sign" asking everyone to be a "good neighbor" will meet a mitigation measure is naïve, and if it is unsupported by any evidence that it will be enforced -- there is no reason to put any faith in the statement.

On Page 2-11 it says that there will be bicycle spaces available -- that might be a feasible mitigation if this warehouse was being built in a logical and appropriate location. But it's out in the middle of a rural area and the use of bicycles to get to work is unlikely and therefore would have a negligible effect on fuel consumption. Also stating that the ridesharing program *will* result in a 1-15% reduction in vehicle miles traveled for commute trips is only valid if the ridesharing program is instituted and more or less mandatory. In this case it is only "encouraged" and available so the benefits of reduced vehicle miles cannot be used as a satisfaction of a mitigation measure *until and when* it can be shown that there really is a valid ridesharing program in effect and statistics show that it has actually reduced vehicle miles. This SEIR has used the benefit of reduced miles because of bicycle riding and ridesharing-- which has no basis in actual data-- and plugged it in their Table 2-2 to show that this mitigation measure has been met and significantly reduced the vehicle miles traveled to work.

Again, simply stating that the ridesharing program *will* reduce the vehicle miles traveled does not make it true unless it is actually in effect and statistics have been collected. This fact was made clear in a 2016 Report from the Institute of Transportation Engineers in Washington DC where on page 19 it indicated there were significant weaknesses in the ability to forecast vehicle trips with confidence. The problem is compounded in this case since there is no indication of what kinds of businesses will be leasing

this building and therefore how is it possible to estimate a reduction of miles traveled or use that estimate to show that the transportation energy use was affected in any way when there is no way to know the number of workers? This makes the Table 2-2 merely wishful thinking.

On that same page it states that workers can commute from nearby areas reducing the overall vehicle miles traveled. This would certainly be true if it was guaranteed that the employees will be hired from those nearby areas. Perhaps a requirement that a certain percentage of workers must come from within 5 miles of the project needs to be added. That would not only bolster this mitigation measure, but also fulfill one of the promises made by the developer and might actually be the supporting evidence on one of the "overriding considerations" that this warehouse would result in more local jobs. Without that stipulation the statement that workers will come from nearby areas is mere conjecture and can't be used to prove that the overall vehicle miles traveled will be reduced. And as stated before, without the knowledge of exactly who the occupants of this building will be -- and no one knows -- any statement of workers reducing vehicle miles traveled is unsubstantiated and unproven and therefore does not meet the legal requirement of proof.

On page 1-4 it states that the SEIR will "*address the SCAQMD's comment suggesting that the project maximize the use of solar panels and provide an explanation about whether the mitigation measure was adopted.*"

According to the cover letter sent by the planning department, and page 1-1 of the SEIR, the actual words the court used and what they want to see in the finished document was an analysis of the SCAQMD **recommendation** (not suggestion) to maximize the use of solar panels and to provide an explanation as to **why** the mitigation measure was **not** adopted." (Emphasis is mine.) The statement in the SEIR does not reflect what the court ordered to be done.

A second time in the SEIR (Page 2-13) it states that the developer is responding to the "suggestion" in the SCAQMD letter about using the maximum number of solar panel on this project. In the letters I've read in which the Air Quality Board responded to a development project, it was made clear that there was to be a "good faith effort" (their words), on the part of the developer to work with the local utility to install the **maximum** number of solar panels that would fit on the roof or the project site in order

to reduce the project's overall significant regional air quality impacts and reduce the GHG impacts during operation. This would appear to be more than a suggestion. To quote from the actual letter the SCAQMD sent in response to the FEIR on July 6, 2017 it says: *"The lead agency should incorporate the following onsite area source mitigation measures below to further reduce the proposed project's significant operational air quality impacts: a). Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility."* (end quote).

One of the "overriding considerations" used by the Board of Supervisors to approve this project and certify the original REIR (Letter "G" of the Certification Document) was that a significant benefit would be that the project will establish roof top solar panels that will provide approximately 23% of the project's power. Since this particular overriding consideration is a simple reiteration of what was stated in the RDEIR -- and was determined by the courts to be insufficient -- how can this be used as evidence of a significant benefit? An overriding consideration is supposed to be (according to the Public Resource Code #21081) those significant reasons and benefits which were used to approve the project regardless of its impacts on the environment and they must be supported by substantial evidence in the record.

In this case, the court ruled that the use of solar panels was not adequate and there must be additional evaluation and explanation as to why the maximum number of solar panels weren't even considered let alone incorporated into the project. However, as it turns out, the actual conclusion and findings in the SEIR don't support the recommendation of the SCAMD or the "overriding consideration" either because on page 2-15 of the SEIR it states categorically that *"the use of solar energy, including solar panels, will not meaningfully reduce the projects significant and unavoidable operational air emission impacts."* Since this admission comes directly from the developer, how is it possible for any solar panels to be considered of such significant benefit that they are included in an "overriding consideration" and used as a basis for approval?

I had no doubts that "maximizing solar" would probably be a quick fix -- as it certainly turned out to be. Grudgingly, on page 2-15 the developer

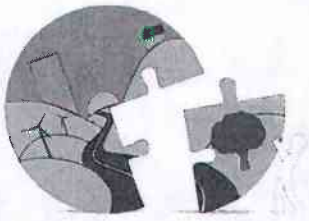
promises to “maximize the use of solar panels” even though it doesn’t do any good! As I said, a quick fix. However, in my personal opinion, the court challenge to the RDEIR on the use of solar panels also high-lights the deficiencies of the “overriding considerations” that were used to certify the EIR. Using wording directly from the EIR is not providing “substantial evidence” per CCR 15091 3(a) or even showing significant benefits from the project that would override the negative impacts. It’s simply saying that whatever the developer states in the EIR is a good enough reason to ignore the negative impacts this warehouse will have on the environment of Cherry Valley, as well as disregarding reams of opposition from the people most affected by the project. Whenever inadequate reasons, unsupported by any objective evidence, are used to approve a highly controversial project such as this one, it inevitably leads the reader to wonder why.

Again, thank you for the opportunity to respond to the SEIR for this project. I am grateful that we still have the CEQA Guidelines to at least impose some sort of environmental restrictions on developers who would otherwise run rampant through our county. It would be nice if those guidelines, along with the General Plan, were taken seriously by everyone involved. But developers donate to the supervisors and then cut corners and do the bare minimum unless forced to do more by a court case, public agencies approve without reading carefully and even when the people get massively involved as they did in this case, they are ignored. A sad commentary on the way our county works.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Mary A. Daniel', with a long, sweeping horizontal stroke extending to the right.

Mary A. Daniel
P O Box 2041
Beaumont, CA 92223



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: April 1, 2020

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Agenda Item 4.3 (CUP180022)

To the Honorable Chair,

Attached is a comment letter received after the Planning Commission Hearing.

January 26, 2020

To: Riverside County Planning Department

From: Rebecca Koskinen

25345 Scenic Dr. Idyllwild CA 92549

Reference: Conditional Use Permit No. 180022
California Baptist University

While I endorse the permit renewal, I would like the University to adhere to county code. The campus is in close proximity to a residential community and noise is often a problem for those who live nearby and are trying to enjoy the peace in the forest. Adhering to county code specifically would be no amplification without special event permit and follow strict enforcement of time restrictions.

Rebecca Koskinen