

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



**ITEM: 1.4**  
**(ID # 13920)**

**MEETING DATE:**

Tuesday, December 08, 2020

**FROM: TLMA-PLANNING:**

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 190066 – Exempt from CEQA pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District - Eastern Coachella Valley Area Plan: Rural: Rural Residential (RUR: RR) (5 Acre Minimum) - Location: North of 58th Avenue, South of Airport Boulevard, West of Jackson Street, East of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas–10 Acre Minimum (W-2-10) - REQUEST: Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. District 4. [Applicant Fees 100%]

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

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on November 4, 2020, in Riverside.

**ACTION: Consent**

Charis A. Leach, Merim TLMA Director


11/30/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez 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: December 8, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

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

**The Planning Department recommended APPROVAL; and,  
THE PLANNING COMMISSION BY A 5-0 VOTE:**

**FOUND** the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) based on the findings and conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 190066**, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	20/21

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

**BACKGROUND:**

**Summary**

**Conditional Use Permit No. 190066 (CUP 190066)** proposes to maintain and re-permit existing land uses including existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP), all previously approved under CUP 2991 (expired). No new land uses are being proposed.

The project is located west of Jackson Street, north of 58<sup>th</sup> Avenue, and south of Airport Boulevard in the unincorporated community of Vista Santa Rosa.

**CUP 190066** was approved at the November 4, 2020 Planning Commission hearing, in Riverside. There was no public comment at the hearing.

At the hearing, the Planning Commission inquired about prior CUP 2991 (expired) on the same land and if any current code enforcement cases were affecting the project site. Planning staff stated the project is for re-approval of same land use as was previously approved and that no code enforcement cases were open or affecting the project site. Staff also referenced at the hearing on-going Environmental Health Conditions of Approval regarding on-site water and sewer system maintenance, as well as connection requirements that serve the 8-existing and 12-future modular agricultural related dwelling units.

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Planning staff also provided a Planning Commission Memorandum dated November 4, 2020 with modified CC&R conditions regrading parking, ingress, egress, and amended staff report deleting reference to requirement for Certificate of Parcel Merger (not required).

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless, within the time periods set forth on Ordinance Nos. 348 and 460, the applicant or an interested person files a complete appeal application on the forms provided by the Planning Department accompanied by the filing fee set forth in Ordinance No. 671.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the November 4, 2020, public hearing.

**ATTACHMENTS:**

- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report
- C. Planning Commission Memorandum



Jason Farin, Principal Management Analyst 12/1/2020



Gregory L. Priarios, Director County Counsel 11/30/2020

**From:** COB

**Sent:** Tuesday, December 8, 2020 7:24 AM

**To:** George Johnson (GAJohnson@RIVCO.ORG) <GAJohnson@RIVCO.ORG>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>  
**Cc:** Leach, Charissa <cleach@rivco.org>; Baez, Ken <KBAEZ@RIVCO.ORG>; Olivas, Jay <JOLIVAS@RIVCO.ORG>; Robert Flores (rflores@RIVCO.ORG) <rflores@RIVCO.ORG>; Medina, Esmeralda <ESmedina@RIVCO.ORG>  
**Subject:** December 8 2020 Item No 1.4 Public Comment on CUP 190066 (Brad Anderson)

Good morning,

Below is a COB website Public Comment for December 8, 2020 Agenda Item No 1.4 (MinuteTraQ No 13920).

This will be filed with Agenda back-up.

Thank you kindly,

Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
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<https://www.facebook.com/RivCoCOB/>



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**From:** [cob@rivco.org](mailto:cob@rivco.org) <[cob@rivco.org](mailto:cob@rivco.org)>

**Sent:** Tuesday, December 8, 2020 12:48 AM

**To:** COB <COB@RIVCO.ORG>; [ba4612442@gmail.com](mailto:ba4612442@gmail.com)

**Subject:** Board comments web submission



First Name:	B
Last Name:	Anderson
Address (Street, City and Zip):	Rancho Mirage, 92270
Phone:	7603249637
Email:	<a href="mailto:ba4612442@gmail.com">ba4612442@gmail.com</a>
Agenda Date:	12/08/2020
Agenda Item # or Public Comment:	1.4
State your position below:	Oppose
Comments:	The use of the term: Migrant agriculture worker mobile home park Is missleading and missrepesented of the true Intentions of the on-site housing

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864-4411-6015. Password is 20201208. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

**3. f**

**Planning Commission Hearing: November 4, 2020**

**PROPOSED PROJECT**

**Case Number(s):** CUP190066  
**EA No.:** CEQA Exempt  
**Area Plan:** Eastern Coachella Valley  
**Zoning Area/District:** Lower Coachella Valley District  
**Supervisory District:** Fourth District  
**Project Planner:** Jay Olivas  
**Project APN(s):** 764-130-027; 764-130-030

**Applicant:** Triple Sky Ranch, LLC

**Representative:** Terra Nova Planning  
& Research, Inc. c/o Kelly Clark

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 190066 is a proposal to maintain and re-permit existing land uses including existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP), all previously approved under CUP 2991 (expired). Currently, there are eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoorfenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

The project is located west of Jackson Street, north of 58<sup>th</sup> Avenue, and south of Airport Boulevard in the unincorporated community of Vista Santa Rosa.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 190066**, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.



**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing Foundation General Plan Land Use:	Rural
Proposed Foundation General Plan Land Use:	N/A
Existing General Plan Land Use:	Rural Residential (RR) (5-Acre Minimum)
Proposed General Plan Land Use:	N/A
Policy / Overlay Area:	Community Development Overlay
Surrounding General Plan Land Use Designations	
North:	Agriculture
East:	Agriculture
South:	Agriculture, Medium Density Residential
West:	Agriculture
Existing Zoning Classification:	Controlled Development Areas-10 Acre Minimum (W-2-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-20)
East:	Light Agriculture (A-1-10)
South:	Planned Residential (R-5); Light Agriculture (A-1-10)
West:	Light Agriculture (A-1-20)
Existing Use:	Commercial Stables, Agricultural Workers Mobile Home Park
Surrounding Uses	
North:	Agriculture, Field Crops
South:	Single Family Residence, Agriculture, Vacant
East:	Single Family Residence
West:	Single Family Residence

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	80 gross acres	10-Acres
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
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**Parking:**

Type of Use	Build/Land Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Modular Homes	750 SF Min.	2-spaces per mobile/modular unit	40	40
Private Event Overflow Parking	43,000 SF	1-space per 162 SF (9x18) plus 24-foot driveways	100	100

**Located Within:**

City's Sphere of Influence:	Yes – City of La Quinta
Community Service Area (“CSA”):	Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control
Recreation and Parks District:	Yes - Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes - Eastern Coachella Valley Master Stormwater Project
Agricultural Preserve	No
Liquefaction Area:	Yes – High Liquefaction Area
Fault Zone:	No
Fire Zone:	No
Mt. Palomar Observatory Lighting Zone:	Yes – Zone B
CVMSHCP:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rate Fee Area	No
Airport Influence Area (“AIA”):	Yes – Zone E

**PROJECT LOCATION MAP**



**Figure 1: Project Location Map**

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The application for the Conditional Use Permit No. 190066 (CUP 190066) was applied for on December 17, 2019. Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

The project was previously entitled under CUP 2991 in 1988. CUP 2991 expired in 2003. CUP 190066 proposes to re-entitle the same land use.

The project held a Development Advisory Committee review meeting on January 23, 2020. All department corrections have been addressed and department clearances have been received as of August 25, 2020.

The applicant has provided a Vista Santa Rosa Design Compatibility Plan and Operations/Business Plan dated April 28, 2020. The business plan describes on-going private equestrian events as part of the proposed CUP with peak season from September to April.

Any Temporary Outdoor Events (more than 200-persons) that are proposed beyond the scope of the allowed uses of the private equestrian facility shall be subject to permit requirements of Article XIXa (Temporary Outdoor Events) as indicated in Ordinance No. 348.

The property under this conditional use permit shall be in compliance with Section 21.51c of Ordinance No. 348, including as follows: a) Not less than 80 percent of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period. b) The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

The project consists of two (2) parcels which are recommended to be combined with Certificate of Parcel Merger (CPM) prior to any future building permit as outlined under Condition of Approval 80.Planning. Certificate of Parcel Merger.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS:

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense).



Section 15193 (Agriculture Housing Exemption) exempts the project from CEQA in that the site is located in an area with a population density of less than 1,000 persons per square mile and is five acres or less in area. The project site is located within census tract 456.09 which has a population density of less than 1,000 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as being Rural. Therefore, the Project meets this criteria. While the overall equestrian site with existing commercial stables and horse training facilities totals 80-acres, the existing and future modular dwelling units consisting of 20-spaces are located at the South West Property corner of the overall project site in an area of less than five acres (5). Therefore, the Project meets this criteria.

Additionally, Section 15193 meets the following requirements regarding location and number of units. As previously indicated the Project is located within census-defined place within the Coachella Valley Metropolitan Area which has a minimum population density of at least 1,000 persons per square mile overall. Also, the proposed development project is located on a project site that is adjacent, on at least two sides, to land that has been developed. The land immediately to the west and east is developed with existing single-family dwelling units on rural lots, nurseries, and other rural type buildings. Additionally the immediate easterly boundary contains Jackson Street which is a major developed roadway.

Section 15193 meets the following requirements as well, it consists of not more than 45 units, or consists of housing for a total of 45 or fewer agricultural employees if the housing consists of dormitories, barracks, or other group living facilities. The existing and future modular units at the south west property corner total 8-existing and 12 additional to be constructed in the future and do not exceed 45 units. The project does not consist of dormitories, barracks, or group living quarters.

Furthermore the proposed project is zoned Controlled Development Areas (W-2-10) which allows general agricultural uses such as crops including 300 date palms that are harvested annually, citrus and avocado trees which are harvested annually according to the Rancho Polo Operations/Business Plan dated April 28, 2020, as well as equestrian uses, commercial stables, and consists of not more than 20 modular units, with groundskeeper residence, and therefore complies with this portion of Section 15193 Exemption.

Additionally, the project meets the following requirements regarding provision of housing for agricultural employees: the project must consist of the construction, conversion, or use of residential housing for agricultural employees. The existing 8-modular and 12-future modular units are intended for ranch staff and employees with the renting of the 20 units and therefore complies with Section 15193 Exemption. The rental occupancy largely includes families of low to moderate income as defined in Section 50093 of the Health and Safety Code and many workers are seasonal.

Furthermore the project lacks public financial assistance and further qualifies under Section 15193 Exemption since the (A) project is affordable to lower income households; and (B) The developer of the development project must provide sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 15 years. In response to subsection (A) above, the rental occupancy for up to 20-modular units is intended for and includes families of low to moderate income as defined in Section 50093 of the Health and Safety Code; many of the workers are seasonal due to the agriculture/equestrian nature of project. In response to subsection (B) above, the project is legally monitored by annual field inspections including by the California Department of Housing and Community Development (HCD) for the existing and future modular dwellings and by the Riverside County Department of Environmental Health for the existing and future

modular dwelling units in regards to the existing potable water system, therefore up to 20-modular units would remain for lower income households, and "Worker/Owner Housing" for a period of 15-years or more.

Section 15301 (Existing Facilities) exempts the operation, maintenance, and permitting of existing facilities involving negligible or no expansion of use. The project is to allow an existing commercial equestrian center and agricultural workers mobile home park to remain in place with no expansion or physical changes. The project contains existing site improvements such as partially improved streets, existing landscaping, drainage features, and decomposed granite for driveways and parking surfacing. Additionally environmental impacts were previously reviewed and analyzed under EA32945 prepared in conjunction with CUP 2991 for same land use in 1988, and those land uses are merely continuing as existing facilities with no expansion of use.

Based upon the available information, there does not appear to be any facts to support a finding that the existing project would have a significant effect on the environment. Absent such information or evidence, we therefore are recommending no life of permit since the majority of the site is fully developed with prior disturbance with equestrian buildings and facilities, parking, and Worker/Owner Housing units and contains partial improvements with adjoining streets, parking treatment, perimeter fencing treatment and landscaping. Equestrian facilities and agricultural workers modular homes are an allowable land use within the existing W-2-10 zone. Additionally, a standard condition is in place that if land use ceases operations for 1-year or more, the proposed entitlement becomes null and void (Advisory Notification Document Planning—Ceased Operations). Any new land use would require a new entitlement application at a later date. There is no land use change proposed other than on-going maintenance and minor on-going site improvements such as additional perimeter treatments, and therefore recommend Exemption under existing facilities.

Additionally, Section 15302 (Replacement or Reconstruction) would further exempt the existing equestrian project with existing and future dwellings. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project currently contains eight (8) manufactured dwellings located at the southwest property corner. The existing manufactured dwellings may be replaced and reconstructed or renovated and continue with the same purpose and capacity as before, with no or negligible expansion of capacity.

Also, the existing equestrian facility with horse stables, existing and future dwellings is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the existing equestrian facility in question may have a significant effect on the environment, because the proposed project on 80 acres contains existing land uses on flat topography, is previously disturbed with agriculture and horse keeping, was originally constructed in 1988, and will not result in any significant effect on the environment. Absent such information or evidence of any potential significant environmental affects, the Project is therefore exempt from CEQA under the commonsense exemption.

The project site is mapped within a High Sensitivity Paleontological Zone, however, proposed CUP190066 is located within an area of flat topography and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to any future grading permit issuance to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp & Monitor. These are standard measures typically required of all similar sites

and therefore relating to Paleontology are not considered to be CEQA Mitigation. With compliance with these generally required measures, impacts to paleontological resources will not rise to a level of significance or otherwise constitute an unusual circumstance that may result in a significant environmental impact.

The project site is located within a High Potential Liquefaction Zone, however, the project as a commercial equestrian center with horse stables and Agricultural workers mobile home park includes existing site improvements such as engineered mobile home foundations and graveled parking and driveway areas in compliance with uniform and California building codes, along with existing partial road improvements along project boundaries, that address the High Potential Liquefaction Zone. With compliance with these generally required measures, impacts related to liquefaction will not rise to a level of significance or otherwise constitute an unusual circumstance that may result in a significant environmental impact .

The available evidence suggests that there are no Cultural resources present on the site based on existing farming and pastures, however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of any of these resources. These conditions such as 15-Unanticipated Resources and 15.Planning- Human Remains are recommended to address any potential impact during existing operations, construction or earth moving activities in the future. This is a standard condition that does not constitute mitigation, and there is no evidence that unanticipated cultural resources would constitute an unusual circumstance that may result in a significant environmental impact.

## **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 is currently mapped by the General Plan as being Rural: Rural Residential (RUR: RR) (5-Acre Minimum).
2. Surrounding land use designations consist of Agriculture, Rural Community: Low Density Residential (RC: LDR) and Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC).
3. The project site is located within the Community Development Overlay zone as outlined in the Land Use Element. This allows Community Development Components to be applied through General Plan Amendment proposals. No General Plan Amendment is required for proposed project, and this overlay does not affect the proposed project.
4. The project site has an existing Zoning Classification of Controlled Development Areas (W-2-10) which is consistent with the Riverside County General Plan Land Use Designation of Rural Residential (RR) since both encourage rural type land uses such as equestrian, single-family residences in a rural setting, and agricultural land uses.
5. Surrounding zoning consists of Light Agriculture (A-1-10; A-1-20) and Open Area Combining Zone (R-5). The project site in the W-2-10 zone is compatible with surrounding zones (A-1-10; A-2-20) since these zones are similar zones that allow agriculture and dwellings. The existing R-5 zone is



separated from the project site by 58<sup>th</sup> Avenue and therefore is compatible with the project. Additionally, the proposed project provides perimeter fencing to buffer surrounding zones.

6. The existing land use, commercial equestrian center with horse stables and migrant agricultural worker mobile home park, is consistent with Ordinance No. 348 (Land Use) because they are listed as permitted uses within the W-2-10 Zone, subject to the approval of a Conditional Use Permit (CUP).
7. The housing element had identified special needs housing for farm workers and low to very low income households. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.
8. The Project would include up to 20-modular housing units is consistent with the land use element which allows farm worker housing. The project complies with these circumstances in that the subject area is primarily agriculture and equestrian related, the project has adequate infrastructure with required and conditioned improvements, the project will not create significant land use incompatibilities due to the agriculture nature of the area with existing crops, and the proposal will not jeopardize public health, safety and welfare due to compliance with California building codes.

#### **Entitlement Findings:**

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 General Plan is Rural: Rural Residential (RUR: RR), which allows limited animal keeping, limited recreational uses and associated uses, and one single-family residence per five acres, and thus is compatible with the equestrian facilities and migrant agricultural worker mobile home parks. The proposed Project, as an equestrian facility with farm worker housing is considered to be rural residential type land use pursuant to Ordinance No. 348 and therefore is consistent with the Rural Residential Land Use Designation. Pursuant to the applicable Zoning Classification of Controlled Development Areas-10 Acres minimum (W-2-10), commercial stables, riding academies, and migrant agricultural worker mobilehome parks are permitted with the approval of a Conditional Use Permit, and therefore the proposed use of equestrian related facilities with agricultural workers housing is fully consistent with the applicable zoning classification. The proposes uses conforms to all other requirements of the General Plan, Ordinance No. 348, and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic. The Project site is adequately served by 58<sup>th</sup> Avenue and is capable of providing access for emergency vehicles. Incorporation of conditions of approval such as fire sprinklers for future mobile homes shall be provided and verification of fire access roads and water supply at the time of future buildings shall be confirmed for emergency fire service purposes. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.



3. 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.
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, shall 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. The proposed Project will not result in the construction of any structure on the existing lot.
5. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community. The proposed CUP will not be detrimental to the health, safety or general welfare of the community, and it is conditioned to maintain the health, and general welfare of the community.

**Development Standards Findings:**

The proposed project is consistent with Ordinance No. 348 Development Standards set forth in the Controlled Development Areas (W-2-10) zone, including:

- A. One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height. Existing design of the equestrian structures and dwellings are single story up to a maximum of 40-feet in height and do not exceed 40-feet in height per Ordinance No. 348 Section 15.2A Development Standards.
- B. Lot size shall not be not less than 20,000 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Existing lots/parcels total 80.0 acres and would not be substandard and therefore complies with Section 15.2B.
- C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet. The minimum lot/parcel sizes currently total 80.0 acres and would not be substandard, and therefore complies with this criteria.
- D. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The conditional use permit proposes minimum 2-parking spaces per modular/residential dwelling in compliance with Section 18.12 for a total of 40-parking spaces. Additionally, the 80-acre project site contains an area of approximately 43,000 square feet located along the southerly project boundary as Event/Overlay Parking Area that can accommodate up to approximately 100-vehciles during any special events.

**Other Findings:**

1. The existing domestic water service is provided by Rancho Polo LTD State Small water system. State Small water systems are limited to 14 service connections. This project must connect to

CVWD water prior to issuing permits for the 15th and subsequent connections. The existing onsite well may be used for irrigation only when connection to CVWD water is complete.

2. The existing sewer lift station was approved by CVWD for up to 20 service connections. Sewer connection fees have been paid for up to 13 service connections. Any additional service connections beyond 13 must show proof of payment to CVWD for sewer service prior to any issuance of building permit.
3. The project site is located within a portion of Airport Influence Area ("AIA") boundary; however, based on email communication from Airport Land Use Commission ("ALUC") staff dated January 22, 2020 no ALUC review is required since there are no changes proposed within Zone E portion, and the existing and future mobile homes at the southwest property corner are outside the airport influence area
4. The project is located within the City of La Quinta Sphere of Influence (SOI). No comments have been received as of this writing.
5. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not located within a conservation area of that plan. The project which may include future dwelling units as result of the agricultural workers mobile home park and future accessory equestrian buildings shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.
6. The project is located within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized as outlined in the Advisory Notification Document (AND) Planning.13-Mt. Palomar Lighting Area.
7. The project complies with the Vista Santa Rosa Design Guidelines including perimeter main equestrian trail along 58th Avenue.

**Fire Findings:**

1. Fire protection and suppression services will be available through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

**Conclusion:**

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 OUTREACH**

This project was advertised in the Desert Sun on October 11, 2020. Public hearing notices were mailed to property owners within 1,600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in opposition to the proposed project.

This project was presented before the Vista Santa Rosa Community Council on May 27, 2020 for informational purposes.

#### **APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

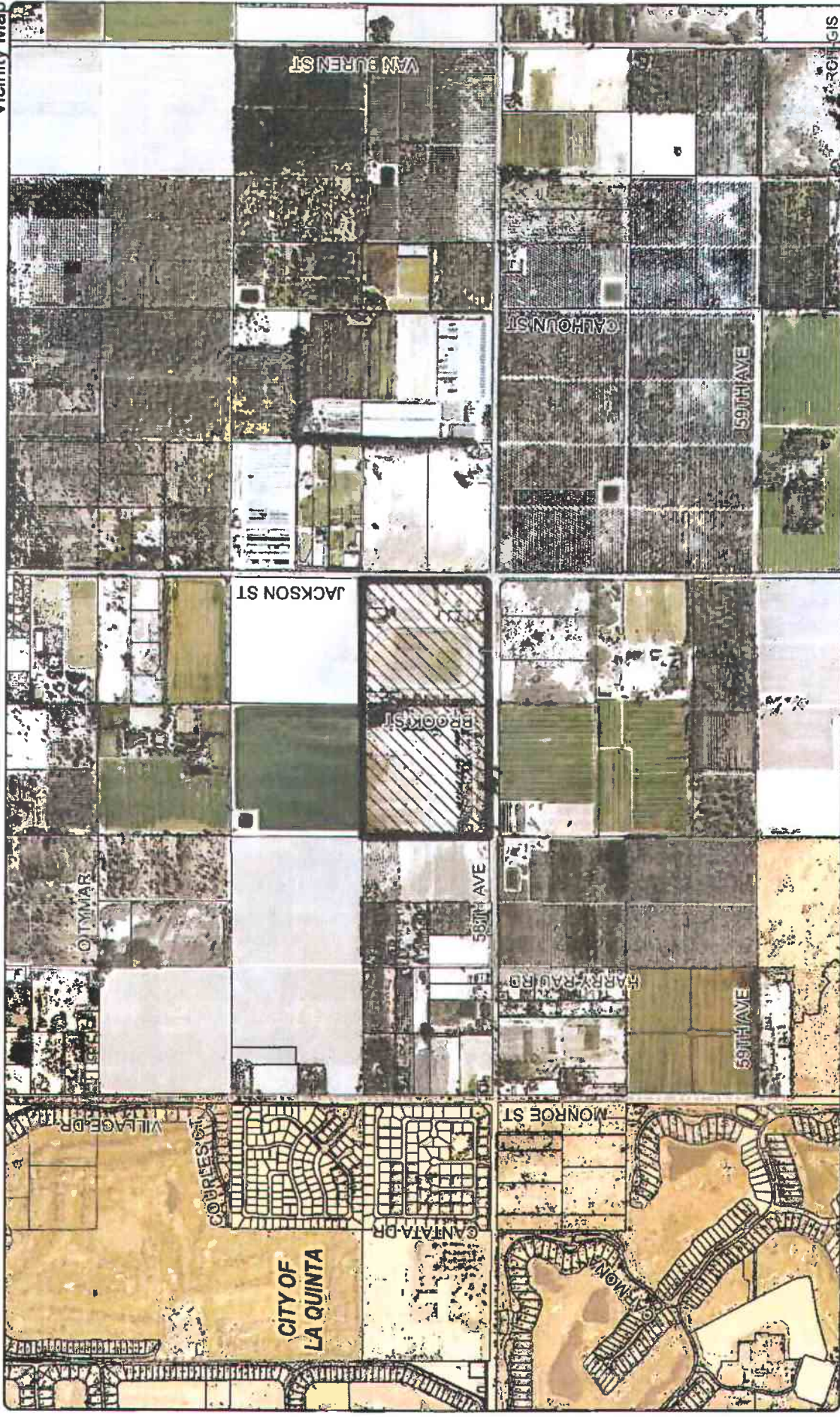


# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP190066

## VICINITY/POLICY AREAS

Supervisor: Perez  
District 4

Date Drawn: 07/23/2020  
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2020, the County of Riverside adopted a peremptory ordinance that designates the unincorporated Riverside County area under existing zoning. The North Coachella Valley Council of Governments (NCOVG) is a public agency that provides planning services to the County of Riverside. The NCOVG is not a public agency of Riverside County. For more information, please contact the Riverside County Planning Department at (951) 955-3200 (Voice) or (951) 955-3201 (Fax) or visit our website at (http://www.riversidecounty.gov) or (http://www.ncovg.org).



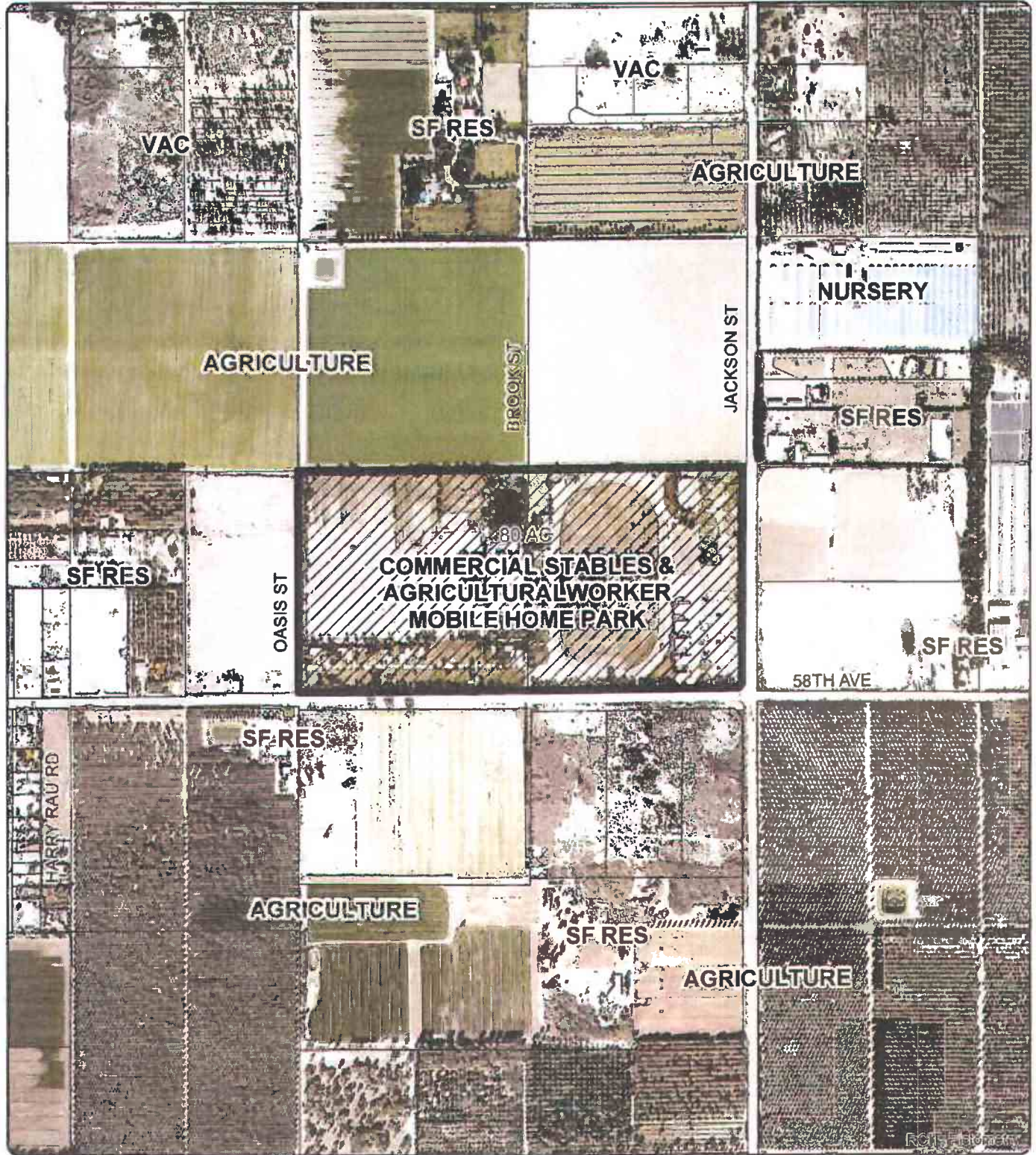
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190066

LAND USE

Supervisor: Perez  
District 4

Date Drawn: 07/23/2020  
Exhibit 1



Zoning Dist: Lower Coachella Valley

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)853-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



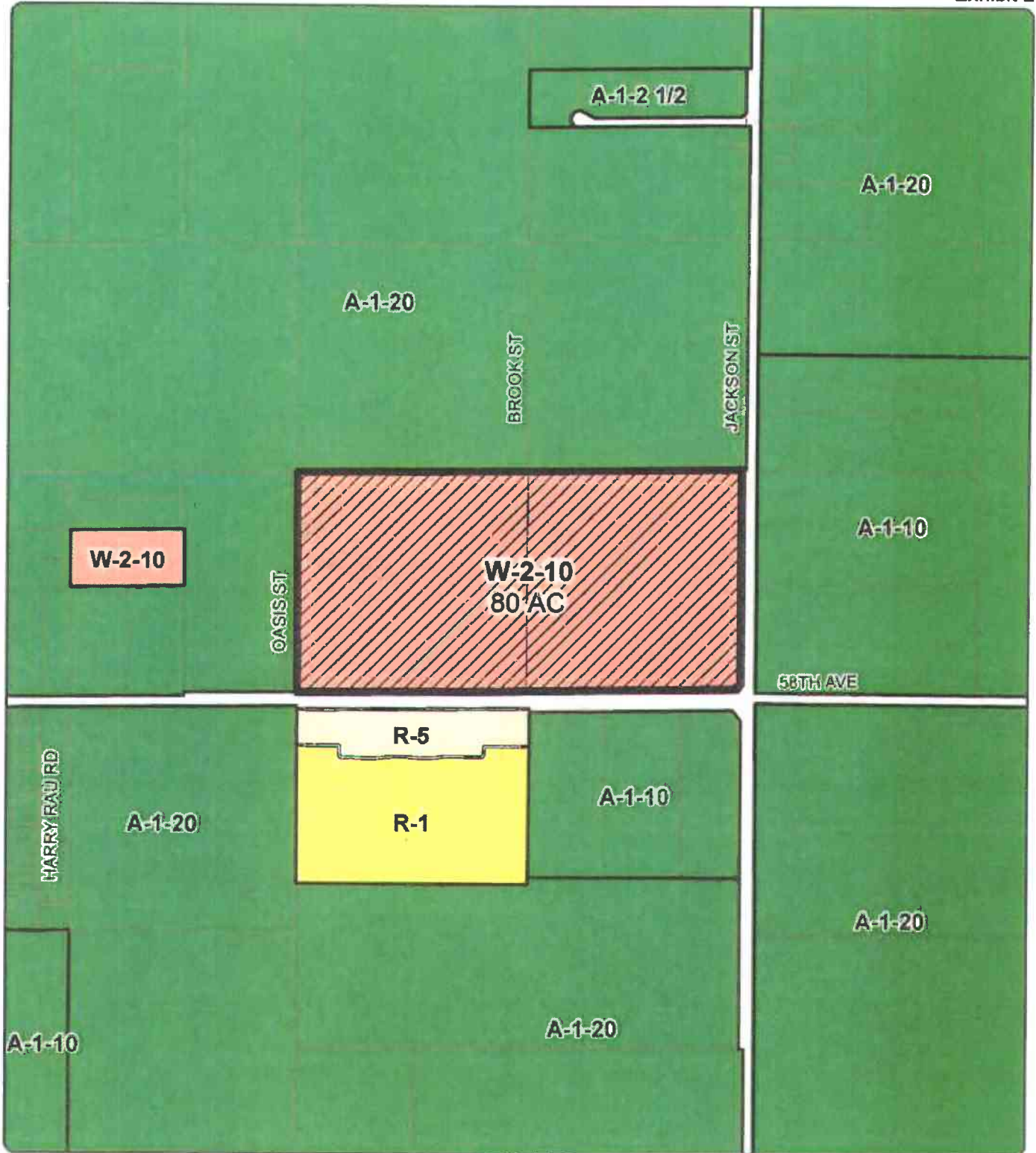
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190066

EXISTING ZONING

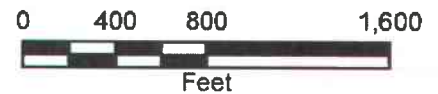
Supervisor: Perez  
District 4

Date Drawn: 07/23/2020  
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.gov>

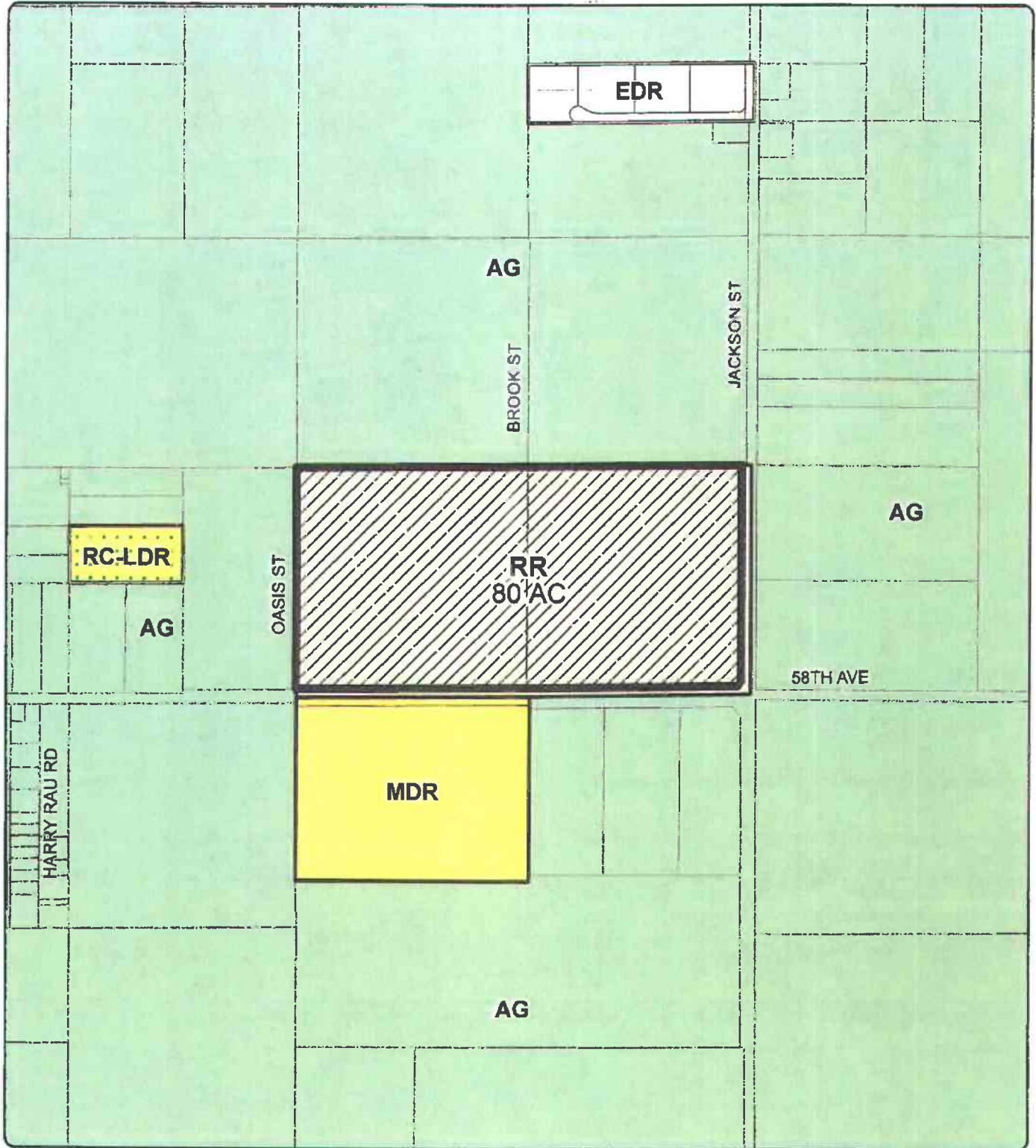
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190066

EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 07/23/2020  
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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**PROJECT SITE**

- Legend**
- Horse Turn Outs
  - Hay Covers
  - Barns
  - Working Arenas
  - Worker/Owner Housing
  - Existing Worksh/Owner Housing
  - Existing Signage
  - Parking Areas

Exhibit

**Rancho Polo Equestrian Center CUP  
Existing Site Plan  
Unincorporated Riverside County, California**



Source: Google Earth, 2020





Exhibit

**Rancho Polo Equestrian Center CUP  
Proposed Site Plan  
Unincorporated Riverside County, California**



Source: Google Earth, 2019

**Rancho Polo CUP 190066  
Existing Signage Photos**



**Southwest corner of property on Ave. 58**



**Property Main Entrance on Ave. 58  
("Sale" portion is temporary, white sign/post is permanent)**



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

Juan C. Perez  
Agency Director



10/26/20, 3:13 pm

CUP190066

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190066. 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 CUP190066 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 use hereby permitted is to maintain and re-permit existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:  
1. County Wide Design Guidelines and Standards  
2. County Design Guidelines  
    • Vista Santa Rosa (Adopted 9/28/2004)

**Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT Exhibit A (Site Plan), dated March 17, 2020.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- 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)
    - State Subdivision Map Act
    - 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) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
- 3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
    - Ord. No. 625 (Right to Farm) {Geographically based}
    - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
    - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
    - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
    - Ord. No. 878 (Regarding Noisy Animals)
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
    - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
    - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
    - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom

##### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

##### CORRECTIONS:

Provide site map showing all areas that will have public access. Indicate on plan all parking spaces including ADA required parking and path of travel.

##### NOTIFICATIONS:

##### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

##### PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Plan Check

##### BS-Plan Check. 1

##### Gen - Custom (cont.)

construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

#### PERMITTED BUILDINGS:

#### CWP:

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

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

**NOTE:** Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

Provide site map showing all existing structures and related permit numbers. All non-permitted structures to be identified as CWP.

#### ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom (cont.)

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

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

Mobile Home Alterations:

Any alterations to existing permitted mobile homes will require approval through H.C.D. prior to the final inspection of any related building permits.

### E Health

#### E Health. 1                      Domestic Water Service

The existing domestic water service is provided by Rancho Polo LTD State Small water system. State Small are limited to 14 service connections. This project must connect to CVWD water prior to issuing permits for the 15th and subsequent connections. The existing onsite well may be used for irrigation only when connection to CVWD water is complete.

#### E Health. 2                      ECP COMMENTS

Based on the information provided, CUP190066 is to permit uses that were previously approved under CUP2991 and that no new construction is being proposed, no additional items are being requested at this time.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### E Health. 3                      Sewer Lift Station

The existing sewer lift station was approved by CVWD for up to 20 service connections. Sewer connection fees have been paid for up to 13 service connections. Any additional service connections beyond 13 must show proof of payment to CVWD for sewer service prior to any issuance of building permit.

#### E Health. 4                      Swimming Pool

The existing pool located at space #19 is not under permit as a public/semi-public swimming pool. If the pool is to be used under the definition of a public/semi-public pool, permits must be obtained from Department of Environmental Health. For additional information, please contact Tyler Skrove at (760)







**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 10****Gen - Hold Harmless (cont.)**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

**Planning. 11****Gen - Hours of Operation**

Outdoor Equestrian activities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 10:00 p.m., excepting for feeding, turnout, care, maintenance and cleaning, Monday through Sunday in order to reduce conflict with nearby zones and/or land uses. Farm and agricultural activities area not included in the above limited hours.

**Planning. 12****Gen - Human Remains**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 12**

**Gen - Human Remains (cont.)**

7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i)A County Official is contacted. ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

**Planning. 13**

**Gen - Land Division Required**

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

**Planning. 14**

**Gen - 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.

**Planning. 15**

**Gen - Limit on Signage**

Signage for this project shall be limited to the existing sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

**Planning. 16**

**Gen - Maintain Licensing**

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Environmental Health Department, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

**Planning. 17**

**Gen - Mt Palomar Lighting Area**

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      COUNTY WEB SITE

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

#### Transportation. 2                      STD INTRO (ORD 461)

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

### Waste Resources

#### Waste Resources. 1                      015 - Custom

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
- the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### 015 - Custom (cont.)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.



Plan: CUP190066

Parcel: 764130027

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied  
submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Per the access restrictions recorded on Parcel Map No. 13907, no additional driveways shall be permitted at the property. One access point 60-feet in width exists on Jackson Street approximately 588-feet north of 58th Avenue. Two access points exist on 58th Avenue, one being 60-feet in width approximately 1,180-feet west of Jackson Street and the second being 70-feet in width along the west edge of the project (westerly 70-feet of APN: 764-130-027).

060 - Transportation. 2 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Jackson Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 58th Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

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 Pool Plans Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 3 Water Will Serve Not Satisfied

A water will serve letter is required from Coachella Valley Water District when the number of service connections exceed fourteen (14). The existing state small water system may be used until the fifteenth (15) service connections.

Planning

080 - Planning. 1 Gen - Certificate of Parcel Merger Not Satisfied

Prior to issuance of building permits, an application for a Certificate of Parcel Merger shall be filed and approved by the Transportation Department-Survey Division. Proof of recordation shall be presented to the Department of Building and Safety.



Plan: CUP190066

Parcel: 764130027

80. Prior To Building Permit Issuance

Planning

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.

080 - Planning. 3                      Gen - School Fees                      Not Satisfied

Impacts to the Coachella Valley Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      ACCESS RESTRICTION                      Not Satisfied

Per the access restrictions recorded on Parcel Map No. 13907, no additional driveways shall be permitted at the property. One access point 60-feet in width exists on Jackson Street approximately 588-feet north of 58th Avenue. Two access points exist on 58th Avenue, one being 60-feet in width approximately 1,180-feet west of Jackson Street and the second being 70-feet in width along the west edge of the project (westerly 70-feet of APN: 764-130-027).

080 - Transportation. 2                      R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Jackson Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 58th Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 3                      TUMF                      Not Satisfied

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Waste Resources

080 - Waste Resources. 1                      080 - Waste Recycling Plan                      Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Plan: CUP190066

Parcel: 764130027

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 Review                      Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1                      Gen - Install Bicycle Racks                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 2                      Gen - Ord. 659 DIF                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The amount of the fee for the project is based on dwelling units which is currently at \$3187 per unit.

090 - Planning. 3                      Gen - Ord. 875 CVMSHCP                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee for the project is based on dwelling units which is currently at \$1371 per unit.

090 - Planning. 4                      Gen - Parking Paving                      Not Satisfied

A minimum of 40 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5                      Gen - Roof Equipment Shielding                      Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Plan: CUP190066

Parcel: 764130027

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      Gen - Utilities Underground                      Not Satisfied

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

090 - Planning. 7                      Gen - Wall & Fence Locations                      Not Satisfied

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

Transportation

090 - Transportation. 1                      ACCESS RESTRICTION                      Not Satisfied

Per the access restrictions recorded on Parcel Map No. 13907, no additional driveways shall be permitted at the property. One access point 60-feet in width exists on Jackson Street approximately 588-feet north of 58th Avenue. Two access points exist on 58th Avenue, one being 60-feet in width approximately 1,180-feet west of Jackson Street and the second being 70-feet in width along the west edge of the project (westerly 70-feet of APN: 764-130-027).

090 - Transportation. 2                      R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Jackson Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 58th Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

Waste Resources

090 - Waste Resources. 1                      090 - Custom                      Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

090 - Waste Resources. 2                      090 - Waste Reporting Form and Receipts                      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.





# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

CLERK OF THE BOARD  
Sylvia Bermudez

ASSISTANT GENERAL MANAGER  
Dan Charlton

**February 4, 2020**

**Jay Olivas**  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: Conditional Use Permit 190066, Horse Training Facility with  
Mobile Home Park, APN 764-130-027, 764-130-030**

**This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).**

**Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.**

**The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.**

**The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.**

**CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.**

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 119.64.

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided the County with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to Avenue 58 Agriculture Drain.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

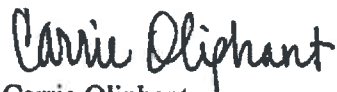
All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

Jay Olivas  
Riverside County Planning Department  
February 4, 2020  
Page 3

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant  
Director of Engineering

cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Daniel Apodaca  
301 E. Colorado BL No. 80  
Pasadena, CA 91101

RM: ms\Eng\Dev Srva\2020\Feb\DRL 20-10767 Horse Training.doc  
File: 0163.1, 0421.1, 0721.1  
Geo. 060723-4  
PZ 20-10767





cc: Tommy Fowlkes  
Steve Bigley  
Tsfaye Demissie  
Ruben Montiel

RM: ms\Eng\Dev Srvs\2020\Feb\DRL 20-10767 Horse Training.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissu 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: Triple Sky Ranch, LLC.

Contact Person: Samantha Ripinsky E-Mail: samantha@continentaldevelopmentgroup.com

Mailing Address: 4114 Sepulveda Blvd, Suite L  
Culver City <sup>Street</sup> CA 90230  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: ( 310 ) 253-9998 or 940-2281 Fax No: ( 310 ) 253-9897

Engineer/Representative Name: MDS Consulting

Contact Person: Chris Bergh E-Mail: Cbergh@mdsconsulting.net

Mailing Address: 41865 Boardwalk, Suite 218  
Palm Desert <sup>Street</sup> CA 92211  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: ( 760 ) 674-5774 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: **SAME AS APPLICANT**

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
<sub>Street</sub>  
\_\_\_\_\_  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

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

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

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

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

**APPLICATION FOR LAND USE 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.)

TRIPLE SKY RANCH, LLC  
SAMANTHA KILINSKY, MANAGER  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

  
\_\_\_\_\_  
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): 764-130-027-0 and 764-130-030-2

Approximate Gross Acreage: 75.19 acres

General location (nearby or cross streets): North of Avenue 58, South of Airport Boulevard, East of Monroe Street, West of Jackson Street.



**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Existing uses on the property (commercial stable with horse training and migrant agricultural workers mobilehome park) have been operating since 1998 under CUP 2991, which expired in 2003 and not longer permits the existing uses. The proposed CUP is requesting reactivation of these uses. SEE ATTACHMENT.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ord. No. 348, Article XV W-2 Zone; Sections 15.1 and 15.2.

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				SEE ATTACHMENT FOR COMPLETE LIST	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<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 checked="" 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 checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**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:

NA

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

If yes, provide Application No(s). CUP 2991  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NA EIR No. (if applicable): NA

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  unknown

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

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](#)

[Whitewater River](#) Not a development project, WQMP not required.

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. NA - NOT A DEVELOPMENT PROJECT

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: NA - NOT A DEVELOPMENT PROJECT

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: \_\_\_\_\_

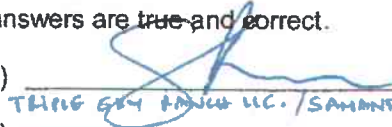
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

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)  Date 12-2-19  
THING GET FANUC LLC. / SAMANTHA HAINSKY, MANAGER

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  
APPLICATION FOR LAND USE AND DEVELOPMENT**

**ATTACHMENT**

**Conditional Use Permit (CUP) for  
Rancho Polo Equestrian Center**

**Prepared for:**

Triple Sky Ranch, LLC.  
4114 Sepulveda Boulevard, Suite L  
Culver City, CA 90230  
Phone: (310) 253-9998

**Prepared by:**

Terra Nova Planning & Research, Inc.\*  
42635 Melanie Place, Suite #101  
Palm Desert, CA 92211

December 2019

**Description of the Proposed Project**

Existing uses on the property (commercial stable with horse training, RV lots and migrant worker mobile home park) have been in operation since 1998. They were permitted under CUP 2991, which lapsed in 2003. The currently proposed CUP is requesting to reactivate the existing uses. No new construction is proposed, and all existing buildings will remain in their current use. No new construction is proposed, with the exception of maintenance, removal of hazards and painting of the existing buildings. However, the eight (8) employee housing units currently on the property may be rebuilt with a potential to increase the square footage of each unit by no more than 25%.

**EXISTING Buildings/Structures**

No.*	Square Feet	Height	Stories	Use/Function	To be Removed?	Bldg. Permit No.
1-5	4,250 SF ea.	13 FT	1	Five (5) horse barns (A, B, C, D, E on site plan), 12 stalls ea. total 21,250 SF, 60 stalls	No	
6	12,480 SF	20 FT	1	One (1) horse barn (F on site plan), 40 stalls	No	
7	6,650 SF	10 FT	1	One (1) horse barn (G on site plan), 16 stalls	No	
8	4,125 SF	10 FT	1	One (1) horse barn (H on site plan), 8 stalls	No	
9	5,000 SF	20 FT	1	One (1) open air hay and misc. equipment storage (Hay Storage on site plan)	No	
10	1,200 SF	10.6 FT	1	One (1) maintenance shop/workshop (Workshop/Maintenance on site plan)	No	
11	4,000 SF	10-13 FT	1	One (1) Mobilehome (2,800SF) and garage (1,200SF) (mobile home 11 on site plan)	No	
12	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 12 on site plan)	No	
13	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 13 on site plan)	No	
14	2,000 SF	10-13 FT	1	One (1) Mobilehome (1,250SF) and garage (750SF) (mobile home 14 on site plan)	No	
15	2,850 SF	10-13 FT	1	One (1) Mobilehome (2,100SF) and garage (750SF) (mobile home 15 on site plan)	No	
16	1,500 SF	10-13 FT	1	One (1) Mobilehome (1,500SF) no garage (mobile home 16 on site plan)	No	
17	3,625 SF	10-13 FT	1	One (1) Mobilehome (2,500SF) and garage (1,125SF) (mobile home 20 on site plan)	No	
18	1,500 SF	10-13 FT	1	One (1) Mobilehome (1,500SF) no garage (Grounds Keeper Mobile Home on site plan)	No	

Note: There are miscellaneous “structures” on-site that are not habitable, including fencing, horse turnouts and utilities.





# 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.

  
Property Owner(s) Signature(s) and Date 12-2-19

TRIPLE SKY RANCH LLC, SAMANTHA RIGINSKY, MANAGER  
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

## 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.*



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

Charissa Leach, P.E.  
Assistant TLMA Director  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Triple Sky Ranch, LLC hereafter "Applicant" and Triple Sky Ranch, LLC "Property Owner".

**Description of application/permit use:**

Conditional Use Permit (CUP) for existing commercial stable with horse training and migrant ag. workers mobile home park. Uses have been operating since 1998 under CUP 2991, which expired in 2003.

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

**Section 1. Deposit-based Fees**

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

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

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



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 764-130-027-0 and 764-130-030-2

Property Location or Address:

82800 Avenue 58, Thermal, CA 92274

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Triple Sky Ranch, LLC

Phone No.: 310-253-9998

Firm Name: Triple Sky Ranch, LLC

Email: samantha@continentaldevelopmentgroup.com

Address: 4114 Sepulveda Blvd, Suite L

Culver City, CA 90230

**3. APPLICANT INFORMATION:**

Applicant Name: Samantha Ripinsky

Phone No.: 310-253-9998

Firm Name: Triple Sky Ranch, LLC

Email: samantha@continentaldevelopmentgroup.com

Address (if different from property owner)  
 \_\_\_\_\_  
 \_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 12/11/19

Print Name and Title: Samantha Ripinsky, Manager of Triple Sky Ranch, LLC

Signature of Property Owner:  Date: 12/11/19

Print Name and Title: Samantha Ripinsky, Manager of Triple Sky Ranch, LLC

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

APRIL 28, 2020

Prepared for: Jay Olivas  
Riverside County Planning Department

**Operations/Business Plan  
for  
Rancho Polo CUP 190066**

**Property:** Rancho Polo  
82800 Avenue 58  
Thermal, California 92274

**APN:** 764-130-0027 and 764-130-030

**Applicant:** Triple Sky Ranch, LLC (property owner)  
4114 Sepulveda Blvd.; Suite L – 2<sup>nd</sup> Flr  
Culver City, California 90230  
Tel: (310) 253-9998

**Planning Consultant:** Kelly Clark, Associate Planner  
Terra Nova Planning and Research., Inc.  
42635 Melanie Place; Suite 101  
Palm Desert, California 92211  
Tel (760) 341-4800  
[kclark@terranovaplanning.com](mailto:kclark@terranovaplanning.com)

**1) Description of the Site:**

Rancho Polo is a 76-acre ranch devoted to equestrian and agricultural activities established in 1988 under CUP 2991. It is improved with 8 barns, which accommodate 148 horse stalls, and additional pipe corals and fenced pastures which can accommodate an additional 50 horses. There are also several bridle paths, a track, turn out pastures, arenas and fields for horse riding, horse training, horse conditioning and a polo field for polo games.

In addition, the previous CUP allowed for 10 RVs and 10 mobile homes, for a total of 20 dwelling units primarily for the property owners, migrant workers and employees, with an 80% occupancy rate. Rancho Polo is currently improved with 8 permanent homes, 2 permanent homes pads, with utility hook-ups, and 10 fully improved RV pads with full utility hook-ups. Two additional permanent homes will be constructed at a future date on the remaining 2 permanent homes pads, for a total of 10 permanent homes as permitted under the previous CUP 2991.

The agricultural component of Rancho Polo consists of approximately 300 date palms that are harvested annually, in addition to many citrus trees and avocado trees, which are also harvested annually; and hay will be grown for equestrian and livestock feed.

The agricultural component also includes a variety of farm structures and improvements, including a Hay Barn (open sides), equipment sheds, and various other improvements equipment and tanks required to operate an agricultural facility.

**2) Description of Business and Operations:**

Rancho Polo will operate as a fully integrated agricultural and equestrian business, which includes, but is not limited to:

- a) Date Palm tree cultivation and harvesting.
- b) Citrus and Avocado tree cultivation and harvesting.
- c) Organic farming cultivation and harvesting.
- d) Nursery for plants, trees and produce plants.
- e) Chickens, eggs, and livestock
- f) Farm to table training and education.
- g) Equestrian boarding, which includes feeding, caring, grooming, veterinary services, farrier services, exercise, training, lessons, equestrian events and games, and polo events and games.
- h) Renting the residences.
- i) Living quarters for the Rancho Property owners and for certain Ranch staff/employees.
- j) Property management office.

**3) Hours of Operation:**

Rancho Polo is a ranch and a farm. Due to the horses, livestock, cultivation and harvesting activities, Rancho Polo must operate 7 days per week, 24 hours per day. The horses and livestock require constant care, feeding, medical attention and supervision. The cultivation and harvesting activities are performed as needed.

Equestrian events and polo games will be restricted to the hours of 7:00 AM to 10:00 PM, daily, with a few exceptions for certain events that may continue past 10:00 PM and will require prior approval from the County.

Peak Season is from September to April. Peak Season will generally be a "Full House," meaning all 148 stalls will be rented. Some or all of the remaining 50 pipe corals will also be occupied. All of the equestrian activity described in Sec #2 (a) through (j), and in Sec 3 will be ongoing.

Off Season is from May to August. However, the entire Coachella Valley is progressively becoming used all year round, and the Peak Season should be expected to expand.

**4) Lighting on Site:**

All barns, residences and buildings have interior lights.

All RV Pads have electricity and water.

All exterior areas of Rancho Polo currently have night lights, including, but not limited to, exterior lights around the Polo Field and track, and all barns, and the residential areas, including the residential main street and the exterior of the residences.

**5) Number of Employees / Permanent or Seasonal:**

Currently, Rancho Polo has a staff of approximately 12 – 15 employees.

During Off Season, Rancho Polo employs a full-time staff of approximately 10 to 15 employees.

During the peak season, the staff may increase to 15 to 20 employees. In the event of full capacity at the horse barn, the staff may increase to 25 employees.

For the sake of clarity, currently there are 12 full time employees, and all other employees would be classified as part time.

During harvest season, the number of part time employees are projected to increase by an additional 3-4 part time employees.

**6) Security on Site:**

During Peak Season there is Security on site, including nighttime security to patrol the horse barns.

During the Off Season, security will only be provided at night.

On site Management and maintenance is always present (on-site residences), 24 hours per day.

**7) Number of Horse Stalls / Capacity:**

Rancho Polo has 8 barns, which accommodate 148 horse stalls, and additional pipe corals and fenced pastures which can accommodate an additional 50 horses, for a total of 198 horse capacity.



**8) Private Operation:**

Rancho Polo is a private property. It is not open to the public for visits. It is only open to: (i) Horse Boarders, and their guests, (ii) Polo players and their guests, who play and attend Polo games, (iii) to guests attending events, (iv) to students and guests who attend equestrian and agricultural classes, (v) to residents, and to (vi) staff and employees.

**9) Fees:**

There is no entry fee, because Rancho Polo is a private property.

There is a charge for each category of activity. These charges will change based on supply and demand.

Full Horse Boarding currently is a rent of \$850 per month and includes a stall, turn out, exercise, feed, hay, and care.

Dry Horse Boarding currently is a rent of \$325 per month and includes the stall only. Use of turn outs, exercise, feed, hay, and care is all excluded and horse owner's responsibility to provide.

Horse Boarding currently is a rent of \$200 to \$300 per month for turn out and water (stalls, turn out, exercise, feed, hay, and care are all excluded).

Residential rents for the dwelling units vary on a monthly basis.

However, it is important to note that all prices, rents, fees and costs may change, at owner's absolute discretion, at any time, and will vary depending on market conditions, depending on supply and demand, and depending on seasons, cost of goods, etc.

**10) Events:**

Rancho Polo currently hosts several equestrian events throughout the year, including Hunter Jumper competitions, Hunter Jumper shows, Polo Games, and related activities.

Rancho Polo will schedule events for each season of the year, starting with the upcoming Equestrian Season commencing December 2020.

April 28, 2020

Jay Olivas  
Riverside County  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

**RE: Rancho Polo CUP 190066 – Vista Santa Rosa Design Guidelines Compatibility**

The purpose of this letter is to demonstrate how the proposed Rancho Polo CUP (CUP 190066) is consistent with the Vista Santa Rosa Design Guidelines and overall community character.

The Rancho Polo Equestrian Center is approximately 75 acres located at 82800 Avenue 58 in the community of Thermal, within the Vista Santa Rosa community boundaries. Existing uses on the property (commercial stable with horse training, RV lots and migrant worker mobile home park) have been in operation since 1998. These uses were permitted under CUP 2991, which lapsed in 2003. The currently proposed CUP is requesting to reactivate the existing uses with minor modifications.

The previous CUP allowed for 10 RVs and 10 mobile homes for migrant workers. The proposed CUP is requesting that the 20 units be designated as “Worker/Owner Housing” to allow for more permanent structures, as the owner does not intend to keep RV or mobile home structures on site. The residential units would remain seasonal or secondary residential uses, with the exception of groundskeepers/property managers who would reside year-round.

Under the proposed CUP, the property owner would be allowed to build out all 20 units with single-family type structures. Also, the owner would be allowed to renovate or rebuild the eight (8) existing prefabricated homes with a potential to increase the square footage of each unit by no more than 25%. The site will continue to operate as an equestrian center and no new land uses are proposed.

Consistency with Vista Santa Rosa Design Guidelines

Vista Santa Rosa (VSR) is a rural community comprised of large, equestrian estates and agricultural land. According to the VSR Design Guidelines, the VSR community character is described as follows:

- Rural
- Agriculture
- Equestrian
- Unpretentious
- Mountain Vistas
- Unadorned
- Simple Elegance
- Clean Style
- Open
- Windblown
- Utilitarian
- Desert Lifestyle
- Hot and Dry
- Natural



Rancho Polo as it exists today has a rustic feel with typical equestrian uses, such as barns, working arenas, seasonal groundskeeper/worker housing, open pastures, white fences, and property maintenance facilities. The property is consistent with the VSR community character and design because it consist of equestrian uses, appropriate fencing style, is low density, has open pasture space, and vegetation lining the property's street front. The proposed Rancho Polo CUP will maintain the site's existing equestrian uses which currently conform to the VSR character and design guidelines, as shown in the photos below.











As shown in the photos, above, the proposed Rancho Polo CUP would conform to the VSR Design Guidelines and maintain the community's character.

Thank you,

Kelly Clark  
Terra Nova Planning & Research, Inc.  
42635 Melanie Plan, Suite 101  
Palm Desert, CA 92211

# RANCHO POLO WORK PLAN

April 28, 2020



RECEIVED

MAY 18 2020

County of Riverside  
Department of Environmental Health  
EPO Division

Prepared for:

Riverside County Environmental Health Department

## 1. Project Background and Description

This Work Plan is submitted in connection with the application for: **CUP 190066**

**Property:** Rancho Polo  
82800 Avenue 58  
Thermal, California 92274

**APN:** 764-130-0027 and 764-130-030

**Applicant:** Triple Sky Ranch, LLC (property owner)  
4114 Sepulveda Blvd., Suite L – 2<sup>nd</sup> Flr  
Culver City, California 90230  
Tel: (310) 253-9998

**Planning Consultant:** Kelly Clark;  
Terra Nova Planning and Research., Inc.  
42635 Melanie Place; Suite 101  
Palm Desert, California 92211  
Tel (760) 341-4800  
[kclark@terranovaplanning.com](mailto:kclark@terranovaplanning.com)

## 2. Work Plan Project Scope

The Work Plan consists of correcting the Violations identified on the State Small Water System Inspection Report, Date of Inspection: June 14, 2019, Comp# 3303015 WA0000226. prepared by Shantel Bacon, Environmental Health Specialist IV, which include the following tasks:

1. Prepare and submit Water Quality Emergency Notification Plan.
2. Prepare and submit Bacteriological Sample Siting Plan.
3. Install required back-flow protection for all watering troughs.
4. Replace existing 6,000-gallon water pressure tank with four (4) new 120-gallon tanks.

### 3. Timeline - Schedule for Completion

The foregoing tasks in the Work Plan will all be completed on or before the for following Completion Dates:

1. The Water Quality Emergency Notification Plan will be completed on or before September 30, 2020.
2. The Bacteriological Sample Siting Plan will be completed on or before September 30, 2020.
3. The installation of the back-flow protection for all watering troughs will be completed on or before December 15, 2020.
4. The existing 6,000-gallon water pressure tank will be removed, and it will be replaced with four (4) new 120-gallon tanks, and all work will be completed on or before December 15, 2020.

### 4. Deliverables

Applicant will deliver a letter to Shantel Bacon, Environmental Health Specialist IV at [sbacon@rivco.org](mailto:sbacon@rivco.org) Tel (760) 863-7570, with a copy to Jay Olivas, Project Planner, at [jolivas@rivco.org](mailto:jolivas@rivco.org) Tel (760) 863-7050 and Mark Abbott, at [mabbott@rivco.org](mailto:mabbott@rivco.org) Tel (760) 863-7570; within 14 days of completion, along with a copy of the Plans identified in items #1 and #2, or a letter evidencing the completion of the above items #3 and #4, of the Project Scope of Work.

### 5. Implementation Plan

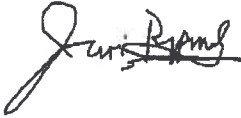
- A. Chad Finch, Certified Water Operator has been retained as the Lead Consultant to secure the consultants to prepare and to coordinate the completion of the (i) Water Quality Emergency Notification Plan, and the (ii) Bacteriological Sample Siting Plan.
- B. Palm Springs Pump has been retained as the Lead Contractor to install and to coordinate the completion of (i) the installation of the back-flow protection for all watering troughs, and (ii) replacing existing 6,000-gallon water pressure tank with four (4) new 120-gallon tanks.

## APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above, and authorize the team to proceed.

Name	Title	Date
Applicant: Triple Sky Ranch, LLC Juri Ripinsky	Property Owner Manager	April 28, 2020

Approved By



Date

May 15, 2020



RECEIVED

MAY 18 2020

County of Riverside  
Department of Environmental Health  
EPO Division





## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 23, 2020,

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

APN (s) or case numbers CUP190066 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

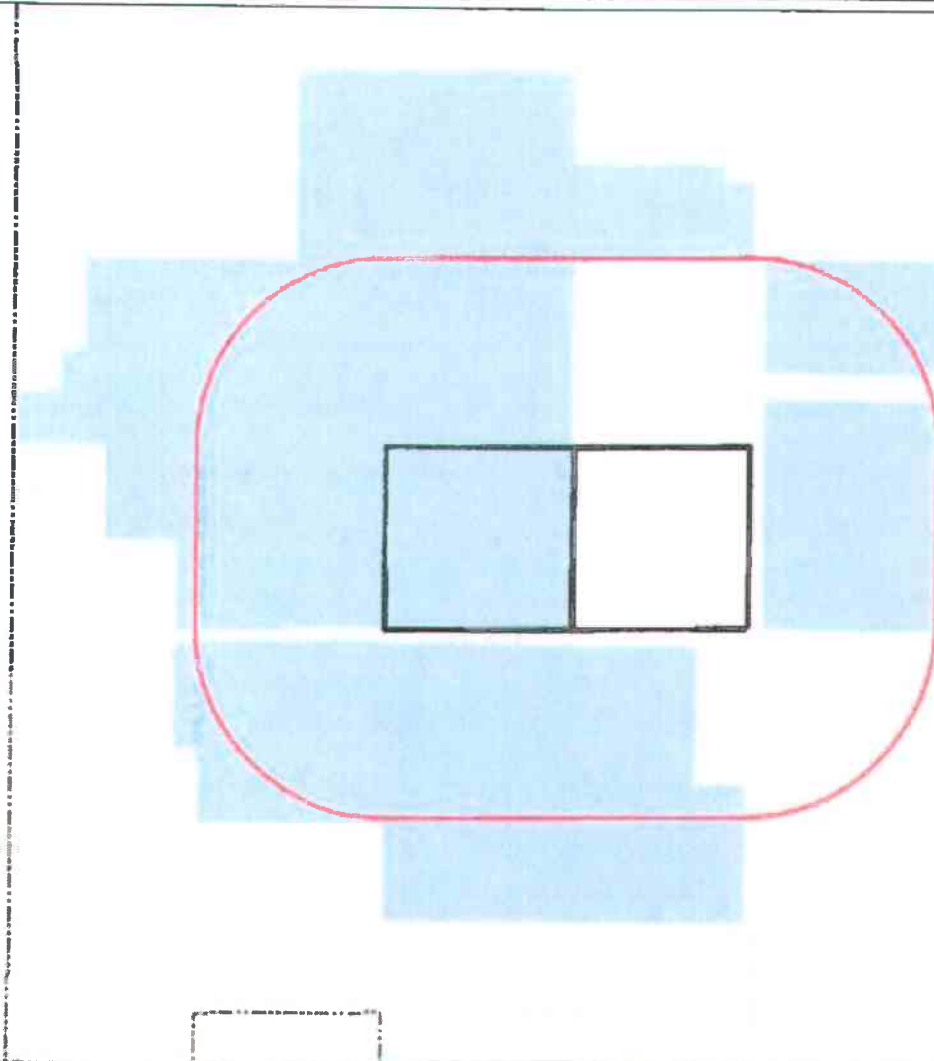
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190066 ( 1600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 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... 7/23/2020 1:06:04 PM

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764230011  
MAJID FAMILY LTD PARTNERSHIP  
81709 DR CARREON BL STE C4  
INDIO CA 92201

764220027  
LETICIA C. TORRES  
51572 CALLE AVILA  
COACHELLA CA 92236

764230010  
KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA CA 92236

764230008  
PAUL S. WEINBERG  
P O BOX 3368  
PALM DESERT CA 92261

764230009  
THE WHOLE EARTH DEV CO INC  
14840 LAS FLORES LN  
LAS GATOS CA 95032

764120010  
DURBANO LINDA  
P O BOX 1544  
OGDEN UT 84402

764130006  
PARS RANCH  
10990 WILSHIRE BLVD # 1200  
LOS ANGELES CA 90024

764120001  
DAVID DURBANO  
P O BOX 1544  
OGDEN UT 84402

764130024  
MANUEL ABARCA  
42305 EVEREST DR  
INDIO CA 92203

764130017  
RAMON C. BARRON  
82210 AVENUE 58  
THERMAL CA 92274

764090004  
RICHERT FAMILY PARTNERSHIP  
83801 AVENUE 45  
INDIO CA 92201

764130015  
PAUL L. DURAN  
82260 AVENUE 58  
THERMAL CA 92274

764130023  
MANUEL GARCIA  
P O BOX 295  
THERMAL CA 92274

764130018  
JOAQUIN DUARTE SIDA  
82262 58TH AVE  
THERMAL CA 92274

764130027  
DANIEL E. APODACA  
301 E COLORADO BL NO 800  
PASADENA CA 91101

764130028  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLV  
COACHELLA CA 92236

764130022  
JOAQUIN DUARTE  
82262 AVE 58  
THERMAL CA 92274

764130026  
MAJID FAMILY LTD PARTNERSHIP  
81709 DR CARREON BL NO C4  
INDIO CA 92201

764130016  
PRENTISS SPRUEILL  
35075 PIPE CREEK RD  
MOUNTAIN CENTER CA 92561

764170005  
MOHAMMAD MOJARAD  
39921 DESERT SUN DR  
RANCHO MIRAGE CA 92270

764130025  
MERAZ OPTACIANO R & ESTHER F REVOCABLE  
601 S ORANGE GROVE BLVD  
PASADENA CA 91105

764170004  
STUART BRUCE F TRUST DTD 5/21/1996  
9595 WILSHIRE BLVD STE 402  
BEVERLY HILLS CA 90212

764170002  
57300 JACKSON STREET  
65050 COLLINS RD  
BEND OR 97703

764130020  
SPRUEILL FAMILY TRUST DATED 07/25/18  
35075 PIPE CREEK RD  
MOUNTAIN CENTER CA 92561

764130021  
JOAQUIN DUARTE  
82262 AVENUE 58  
THERMAL CA 92274

764170001  
HEADSTART NURSERY INC  
4860 MONTEREY RD  
GILROY CA 95020

764170006  
TM  
81709 DR CARREON BLVD C4  
INDIO CA 92201

764220028  
TOWER ENERGY GROUP  
1983 W 190TH ST STE 100  
TORRANCE CA 90504





# 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  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 77588 El Duna Ct Palm Desert, CA 92201

Project Title/Case No.: CONDITIONAL USE PERMIT NO. 190066

Project Location: South of Airport Blvd., West of Jackson Street, East of Harry Rea Road in Vista Santa Rosa, CA

Project Description: Conditional Use Permit No. 190066 maintains existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). APNs 764-130-030; 764-130-027.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Triple Sky Ranch, LLC CA

**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. 15193, 15301, 15302, 15061(b) (3))
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense Exemption):

Also, the proposed commercial stables and equestrian center is covered by the general rule (Section 15061 (B) 3.) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the

Based upon the available information, there does not appear to be any facts to support a finding that the proposed project would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA.

Additionally, the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, there are no fault or severe flood zones, and the project is not a hazardous waste site, the project is exempt from CEQA and no further environmental review is required.

Jay Olivas County Contact Person (760) 863-8271 Phone Number

\_\_\_\_\_  
Signature Urban Regional Planner Title October 14, 2020 Date

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

**INVOICE (INV-00126812)  
FOR RIVERSIDE COUNTY**

County of Riverside  
Transportation & Land Management Agency



**BILLING CONTACT / APPLICANT**

Samantha Ripinsky  
Triple Sky Ranch, LLC  
4114 Sepulveda Blvd  
Culver City, Ca 90230

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00126812	10/14/2020	10/14/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200044	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Thermal, CA 92274	<b>SUB TOTAL</b>	\$50.00

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 4, 2020**

**1.0 CONSENT CALENDAR**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58<sup>th</sup> Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed. Continued from October 21, 2020. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

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

**APPROVED** Conditional Use Permit No. 190066, subject to the conditions of approval.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 CONDITIONAL USE PERMIT NO. 190040 and DEVELOPMENT AGREEMENT NO. 1900030 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption) – Applicant: DJK Group, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Flora Road, easterly of Interstate 10, southerly of 38<sup>th</sup> Avenue, and westerly of Washington Street – 0.71 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Conditional Use Permit No. 190040 proposes to use an existing 6,000 sq. ft. tilt-up concrete building as a cannabis microbusiness location and will include tenant improvements to the existing building. Development Agreement No. 1900030 would impose a lifespan on the proposed cannabis project and provide community benefit to the Bermuda Dunes district. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

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

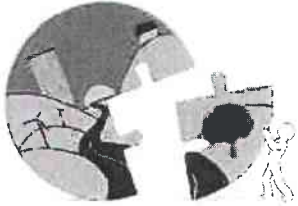
**TENTATIVELY** Approve Development Agreement No. 1900030; and,

**APPROVE** Conditional Use Permit No. 190040, subject to the conditions of approval.

**4.2 TENTATIVE TRACT MAP NO. 32151 REVISION NO. 1 (TR32151R01) and PLOT PLAN NO. 19442 REVISION NO. 1 (PP19442R01) – No Further Environmental Review is Required – CEQ190172 – Applicant: Lennar Homes of California, Inc./Jarne Gardner –**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 5-0



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

## Memorandum

**DATE:** November 4, 2020  
**TO:** Planning Commission  
**FROM:** Jay Olivas, Project Planner  
**RE:** **Item 3.1 -- CUP190066**

Planning Commission:

Please note the following minor text edits to the staff report package:

1. Amended Staff Report Page 4
2. Amended Condition of Approval 80.Planning.1 CC&R Reciprocal Easement

Y:\Planning Case Files-Riverside office\CUP190066\DH-PC BOS\PC Memo 11-4-20.docx

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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



**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The application for the Conditional Use Permit No. 190066 (CUP 190066) was applied for on December 17, 2019. Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20-space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 square feet with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 square foot open hay storage area, and a 1,200 square foot maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed.

The project was previously entitled under CUP 2991 in 1988. CUP 2991 expired in 2003. CUP 190066 proposes to re-entitle the same land use.

The project held a Development Advisory Committee review meeting on January 23, 2020. All department corrections have been addressed and department clearances have been received as of August 25, 2020.

The applicant has provided a Vista Santa Rosa Design Compatibility Plan and Operations/Business Plan dated April 28, 2020. The business plan describes on-going private equestrian events as part of the proposed CUP with peak season from September to April.

Any Temporary Outdoor Events (more than 200-persons) that are proposed beyond the scope of the allowed uses of the private equestrian facility shall be subject to permit requirements of Article XIXa (Temporary Outdoor Events) as indicated in Ordinance No. 348.

The property under this conditional use permit shall be in compliance with Section 21.51c of Ordinance No. 348, including as follows: a) Not less than 80 percent of the trailer sites are restricted to rental by migrant agricultural workers for a period of time not to exceed nine months in any 12 month period. b) The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

~~The project consists of two (2) parcels which are recommended to be combined with Certificate of Parcel Merger (CPM) prior to any future building permit as outlined under Condition of Approval 80. Planning Certificate of Parcel Merger.~~

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS:**

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense).

#### 80.Planning.1 CC&R Reciprocal Easement (Amended)

The permit holder shall:

- (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and
- (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and
- (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A signed and notarized grant of Reciprocal Parking and Access Easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of Reciprocal Parking and Access is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal parking and access easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, subject, however, to early termination upon the satisfaction of the conditions contained in last sentence of Subsection (c) herein below; (b) provide reciprocal easements for ingress and egress and parking between properties known as APNs 764-130-027 & APNs 764-130-030; (c) contain the following provision verbatim: "Notwithstanding any provision in this Grant of Reciprocal Parking and Access Easement to the contrary, the following provision shall apply: This Grant of Reciprocal Parking and Access Easement shall not be terminated, 'substantially' amended, or property de-annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Parking and Access Easement. Notwithstanding any of the foregoing provisions to the contrary, however, if at the time one parcel acquires separate ownership and, at such time, each parcel does separately maintain its own access to a public street and code required parking, then this Grant of Reciprocal Parking Easement may be terminated and reconveyed by either property owner, and the reconveyance recorded (d) once approved by the Office of the County Counsel, the grant of Reciprocal Parking and Access Easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Parking and Access Easement document to the Planning Department for verification and placement in the case file.