

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



**ITEM: 21.2
(ID # 25479)**

MEETING DATE:

Tuesday, July 30, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 2000022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

ACTION:Policy

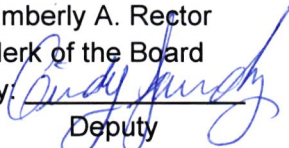

John Hildebrand, Planning Director 7/19/2024

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 Gutierrez
Nays: None
Absent: None
Date: July 30, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200006**, which changes the General Plan foundation and land use designation on APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR) as shown on Figure 3 of the Southwest Area Plan and other related tables and figures, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000022**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions incorporated in the staff report and Change of Zone Exhibit, subject to and pending final adoption of the Zoning Ordinance and General Plan Cycle Resolution by the Board of Supervisors; and,
4. **APPROVE CONDITIONAL USE PERMIT NO. 200040**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

GENERAL PLAN AMENDMENT NO. 200006 is a proposal to change the foundation and land use designation of the subject site (APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). This change includes a change to the Foundation component on the site but is considered a Technical Amendment based on the slope analysis for the site that does not support the current

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designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003.

CHANGE OF ZONE NO. 2000022 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area totals 3,364 square feet. The six cottages will typically be used for general public rental for short term lodging of less than 30 days. When events occur, the cottages would only be available to event attendees.

The events would be limited to a maximum of 150 guests (including vendors) on weekends and a maximum of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed. Events would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between 2:00 p.m. to 8:00 p.m. on weekdays. Setup for events would occur earlier in the day of the event as early as 10:00 a.m. Excluding any event guests that may be staying at one of the cottages, all event guests will be required to be offsite following the event hours conclusion respectively for the weekend and weekday time limits.

The events will include outdoor amplified sound including regular amplified speech, DJ, and live music. All such amplified sound shall cease by the respective weekend and weekday time limits for events. A recording noise meter will be utilized for all events for monitoring, archiving, and reporting if necessary.

Parking for the typical cottage use will be accommodated onsite via the existing 10 parking spaces on the site for the cottages that would adequately serve this use. Weekend event parking for up to 150 guests would be facilitated via valet parking service that is a requirement for weekend events that would utilize adjacent properties for overflow parking for the valet service that relies on an existing parking agreement with the adjacent property owners that provides for up to 50 parking spaces. Weekday event parking for up to 50 guests would be facilitated from onsite parking that totals 18 spaces available for these events.

Property History and Permitted Uses/Structures

The existing six cottage buildings were constructed in 1946 based on available County records. Building permit records were not maintained at that time, but assessor data and chain of title indicates construction of the cottages at that time. These cottages were originally constructed for lodging for workers at the nearby granite quarries at the time. Other documentation indicates that the cottages were also used for transient, short term lodging since then.

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More recently the property was sold and in addition to the short term lodging use events began operating from the property. A Code Violation case was opened in November of 2019 and a Notice of Violation was issued by Riverside County Code Enforcement in November 2021 regarding the unpermitted nature of the events.

Prior to that Notice of Violation, Conditional Use Permit No. 200040, General Plan Amendment No. 200006, and Change of Zone No. 2000022 were submitted to the County of Riverside on October 7, 2020. Parallel to the County's review of the Conditional Use Permit, a request for determination of existing nonconforming use/structures was submitted to the County in February 2021 pursuant to provisions of Ordinance No. 348 Section 18.8. This review included some of the above-mentioned documentation to determine that the majority of the structures on the site were existing nonconforming along with the commercial use for lodging determined to be existing nonconforming use. However, pursuant to Section 18.8.C, general commercial uses like the lodging may only be maintained for a period of 1 year. Therefore, while the nonconforming use and structures determination may provide for long term coverage for the structures, the use would need to be permitted currently to allow it to continue to operate. Additionally, the existing events use was not considered as part of any existing nonconforming use and would also require permitting.

Parking

Parking on a typical day would be for lodging use. Parking would be provided via 10 parking spaces, 4 of which are clustered near the cottages and another 6 provided near the northwest corner of the site.

For the events, weekday events would be limited to a maximum of 50 guests. Ordinance No. 348 does not have a specific parking rate to utilize for special event facilities, but given for events there is the ability to limit the number of guests and seating for guests along with for such events many people travel together with typically at least 2 people or more, an applicable parking rate of 1 space per 3 seats/guests that is utilized for "auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats". The 50 guests for weekday events would require a minimum of 17 parking spaces. Given that the cottages will not be in operation for non-event guests, the site does have 22 parking spaces that would be available for the event. Weekend events would be limited to a maximum of 150 guests and utilizing the same 1 space per 3 seats/guests would require a minimum of 50 parking spaces. 22 parking spaces would be available on-site and via an existing agreement in place with adjacent property owners an additional 28 parking spaces would be available to meet the minimum required of 50 parking spaces. To facilitate the use of the off-site parking, valet parking service is required for weekend events. To also assist in minimizing the need for parking, rideshare services like Uber or Lyft will also be available and encouraged to be used by event operators and their clients to include as part of any event invite or information.

Parcel Area Exchange

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

During the Conditional Use Permit processing, it was identified that one of the buildings used for the facility (Building E) and other improvements are actually located on an adjacent parcel that is owned by the Western Riverside Regional Conservation Authority (RCA). Since this was identified, the property owner has coordinated with RCA to perform a swap in property area and parcel lines to include this Building E area within the bounds of the Project's parcels and provide area that was in the southeast portion of the Project area to the RCA in exchange.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized for primarily lodging uses going back to the 1940s and more recently for event uses. The General Plan Amendment, Change of Zone, and Conditional Use Permit seek to permit these existing unpermitted uses for lodging and events that would primarily be served by existing improvements to the site. The permitting of the lodging and event use would not result in any greater or substantially different impacts from the existing use of the site for lodging and events. The project would not generate any greater number of trips than is currently occurring from the unpermitted uses and therefore would not result in any greater vehicle or other operational emissions or noise generation. The operational plan and supporting conditions of approval that focus on limited number of guests and operational hours will further ensure impacts are not greater and would likely be less than current operations. Although the project will include the event facility use, the noise generated from these activities would continue to be required to comply with Riverside County Ordinance No. 847 noise thresholds to minimize noise impacts to the surrounding area. Some limited site improvements related to obtaining building permits for the existing restroom building along with replacing some fencing and other minor site improvements would be the extent of physical changes to the site that would result from the Project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial recreational use, with limited proposed expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

While the General Plan Amendment and Change of Zone would alter the permitted uses on the property compared to the existing land use designation and zoning, due to the proposed zoning of Scenic Highway Commercial (C-P-S) that does not permit any use by-right, any other proposed permitted use on the site would have to be evaluated under CEQA. The current Rural Residential (R-R) zone already does permit a variety of commercial and even industrial uses.

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Furthermore, this project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. As noted above, the Project proposes minor additional improvements. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies.

Planning Commission Public Hearing

At the Planning Commission public hearing held on June 26, 2024, the Planning Commission recommended approval of the Project to the Board of Supervisors by a vote of 4-0. Prior to the hearing multiple public comments were received in opposition to the project generally concerned about noise and safety from the project. Two speakers at the Planning Commission hearing also spoke in opposition. The concerns expressed by the public in the written comments were responded to by staff and included in a memo provided to the Planning Commission. The Planning Commission considered these concerns and responses as part of their recommendation to the Board of Supervisors.

In response to the concerns, as part of the Planning Commission's recommendation on the project, they directed that the project include a noise barrier on the south side of the event facility, include a condition on notification to the County if the off-site parking agreements changes, and include a condition to post signs on Rainbow Canyon Road that no parking is permitted. An addendum to the noise analysis was prepared and is included in the attachments that specifies the extent of the proposed noise barrier requested by the Planning Commission and is supported with updated plans for the Conditional Use Permit and project description from the applicant that are both attached. The conditions of approval as attached have been updated to include the conditions on the off-site parking and Rainbow Canyon Road.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Report of Actions**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report Package**
- D. Conditional Use Permit Exhibits**
- E. Applicant Project Description**

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- F. Slope Analysis Exhibit**
- G. Off-Site Parking Agreements**
- H. Project Noise Analysis**
- I. Conditions of Approval**
- J. Notice of Exemption**



Aaron Gettis, Chief of Deputy County Counsel 7/18/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Charissa Leach, P.E.
TLMA Director

DATE: 7/10/2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Russell Brady, Project Planner 5-3025**
(BOS Date 7-30-2024)

SUBJECT: **MT#25479** – CUP200040, CZ2000022, GPA200006

(Charge your time to these case numbers)

2024 JUL 10 PM 12:55
RECEIVED
PLANNING DEPARTMENT

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 2000022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Planning Commission Date: June 26, 2024
Commissioner Vote: 4-0

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

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (3rd Dist) Press Enterprise**
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

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

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

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ITEM:
(ID # 25479)

MEETING DATE:
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SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 2000022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200006**, which changes the General Plan foundation and land use designation on APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR) as shown on Figure 3 of the Southwest Area Plan and other related tables and figures, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000022**, to amend the zoning classification of the Project site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions incorporated in the staff report and Change of Zone Exhibit, subject to and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

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4. **APPROVE CONDITIONAL USE PERMIT NO. 200040**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

GENERAL PLAN AMENDMENT NO. 200006 is a proposal to change the foundation and land use designation of the subject site (APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). This change includes a change to the Foundation component on the site, but is considered a Technical Amendment based on the slope analysis for the site that does not support the current designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003.

CHANGE OF ZONE NO. 2000022 is a proposal to change the zoning classification the subject site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area totals 3,364 square feet. The six cottages will typically be used for general public rental for short term lodging less than 30 days. When events occur the cottages would only be available to event attendees.

The events would be limited to a maximum of 150 guests (including vendors) on weekends and a maximum of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed. Events would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between 2:00 p.m. to 8:00 p.m. on weekdays. Setup for events would occur earlier in the day of the event as early as 10:00 a.m. Excluding any event guests that may be staying at one of the cottages, all event guests will be required to be offsite following the event hours conclusion respectively for the weekend and weekday time limits.

The events will include outdoor amplified sound including regular amplified speech, DJ, and live music. All such amplified sound shall cease by the respective weekend and weekday time limits

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for events. A recording noise meter will be utilized for all events for monitoring, archiving, and reporting if necessary.

Parking for the typical cottage use will be accommodated onsite via the existing 10 parking spaces on the site for the cottages that would adequately serve this use. Weekend event parking for up to 150 guests would be facilitated via valet parking service that is a requirement for weekend events that would utilize adjacent properties for overflow parking for the valet service that relies on an existing parking agreement with the adjacent property owners that provides for up to 50 parking spaces. Weekday event parking for up to 50 guests would be facilitated from onsite parking that totals 18 spaces available for these events.

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The existing six cottage buildings were constructed in 1946 based on available County records. Building permit records were not maintained at that time, but assessor data and chain of title indicates construction of the cottages at that time. These cottages were originally constructed for lodging for workers at the nearby granite quarries at the time. Other documentation indicates that the cottages were also used for transient, short term lodging since then.

More recently the property had been sold and in addition to the short term lodging use events began operating from the property. A Code Violation case was opened in November of 2019 and a Notice of Violation was issued by Riverside County Code Enforcement in November 2021 regarding the unpermitted nature of the events.

Prior to that Notice of Violation, Conditional Use Permit No. 200040, General Plan Amendment No. 200006, and Change of Zone No. 2000022 were submitted to the County of Riverside on October 7, 2020. Parallel to the County's review of the Conditional Use Permit, a request for determination of existing nonconforming use/structures was submitted to the County in February 2021 pursuant to provisions of Ordinance No. 348 Section 18.8. This review included some of the above mentioned documentation to determine that the majority of the structures on the site were existing nonconforming along with the commercial use for lodging determined to be existing nonconforming use. However, pursuant to Section 18.8.C, general commercial uses like the lodging may only be maintained for a period of 1 year. Therefore, while the nonconforming use and structures determination may provide for long term coverage for the structures, the use would need to be permitted currently to allow it to continue to operate. Additionally, the existing events use was not considered as part of any existing nonconforming use and would also require permitting.

Parking

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The Conditional Use Permit use on a typical day would be for the lodging use. Parking for that use would be provided via 10 parking spaces, 4 of which are clustered near the cottages and another 6 provided near the northwest corner of the site.

For the events, weekday events would be limited to a maximum of 50 guests. Ordinance No. 348 does not have a specific parking rate to utilize for special event facilities, but given for events there is the ability to limit the number of guests and seating for guests along with for such events many people travel together with typically at least 2 people or more, an applicable parking rate of 1 space per 3 seats/guests that is utilized for "auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats". The 50 guests for weekday events would require a minimum of 17 parking spaces. Given that the cottages will not be in operation for non-event guests, the site does have 22 parking spaces that would be available for the event. Weekend events would be limited to a maximum of 150 guests and utilizing the same 1 space per 3 seats/guests, would require a minimum of 50 parking spaces. 22 parking spaces would be available on-site and via an existing agreement in place with adjacent property owners an additional 28 parking spaces would be available to meet the minimum required of 50 parking spaces. To facilitate the use of the off-site parking, valet parking service is required for weekend events. To also assist in minimizing the need for parking, rideshare services like Uber or Lyft will also be available and encouraged to be used by event operators and their clients to include as part of any event invite or information.

Parcel Area Exchange

During the Conditional Use Permit processing, it was identified that one of the buildings used for the facility (Building E) and other improvements are actually located on an adjacent parcel that is owned by the Western Riverside Regional Conservation Authority (RCA). Since this was identified, the property owner has coordinated with RCA to perform a swap in property area and parcel lines to include this Building E area within the bounds of the Project's parcels and provide area that was in the southeast portion of the Project area to the RCA in exchange.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized for primarily lodging uses going back to the 1940s and more recently for event uses. The General Plan Amendment, Change of Zone, and Conditional Use Permit seek to permit these existing unpermitted uses for lodging and events that would primarily be served by existing improvements to the site. The permitting of the lodging and event

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use would not result in any greater or substantially different impacts from the existing use of the site for lodging and events. The project would not generate any greater number of trips than is currently occurring from the unpermitted uses and therefore would not result in any greater vehicle or other operational emissions or noise generation. The operational plan and supporting conditions of approval that focus on limited number of guests and operational hours will further ensure impacts are not greater and would likely be less than current operations. Although the project will include the event facility use, the noise generated from these activities would continue to be required to comply with Riverside County Ordinance No. 847 noise thresholds to minimize noise impacts to the surrounding area. Some limited site improvements related to obtaining building permits for the existing restroom building along with replacing some fencing and other minor site improvements would be the extent of physical changes to the site that would result from the Project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial recreational use, with limited proposed expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

While the General Plan Amendment and Change of Zone would alter the permitted uses on the property compared to the existing land use designation and zoning, due to the proposed zoning of Scenic Highway Commercial (C-P-S) that does not permit any use by-right, any other proposed permitted use on the site would have to be evaluated under CEQA. The current Rural Residential (R-R) zone already does permit a variety of commercial and even industrial uses.

Furthermore, this project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. As noted above, the Project proposes minor additional improvements. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies.

Planning Commission Public Hearing

At the Planning Commission public hearing held on June 26, 2024, the Planning Commission recommended approval of the Project to the Board of Supervisors by a vote of 4-0. Prior to the hearing multiple public comments were received in opposition to the project generally concerned about noise and safety from the project. Two speakers at the Planning Commission hearing also spoke in opposition. The concerns expressed by the public in the written comments

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

were responded to be staff and included in a memo provided to the Planning Commission. The Planning Commission considered these concerns and responses as part of their recommendation to the Board of Supervisors.

In response to the concerns, as part of the Planning Commission's recommendation on the project, they directed that the project include a noise barrier on the south side of the event facility, include a condition on notification to the County if the off-site parking agreements changes, and include a condition to post signs on Rainbow Canyon Road that no parking is permitted. The attached memo details the analysis and extent for the proposed noise barrier and the conditions of approval as attached have been updated to include the conditions on the off-site parking and Rainbow Canyon Road.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. Planning Commission Report of Actions**
- B. Planning Commission Memo**
- C. Planning Commission Staff Report Package**
- D. Conditional Use Permit Exhibits**
- E. Applicant Project Description**
- F. Slope Analysis Exhibit**
- G. Off-Site Parking Agreements**
- H. Project Noise Analysis**
- I. Noise Barrier Memo**
- J. Conditions of Approval**
- K. Notice of Exemption**

PROPERTY OWNERS CERTIFICATION FORM
CUP200040

I, Russell Brady, certify that on
(Print Name)

5/22/2024 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 2,500'

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

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

NAME: Russell Brady

TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon Street, 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3025

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 5/22/2024 12:24:08 PM

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OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

July 11, 2024

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

**RE: NOTICE OF PUBLIC HEARING: GENERAL PLAN AMENDMENT No. 200006,
CHANGE OF ZONE No. 2000022, CONDITIONAL USE PERMIT No. 200040**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, July 19, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 200006, Change of Zone No. 2000022 and Conditional Use Permit No. 200040.** Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013. This proposed project is located East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act CEQA, **TENTATIVELY APPROVE General Plan Amendment No. 200006, TENTATIVELY APPROVE Change of Zone No. 2000022 and APPROVE Conditional Use Permit No. 200040.**

On June 26, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 11, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA200006, CZ2000022, CUP200040

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 11, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 11, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA200006, CZ2000022, CUP200040

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: July 11, 2024
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-199033

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202400753
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-199033
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 07/11/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202400753
PROJECT TITLE GPA200006, CZ2000022, CUP200040		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,051.25 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ _____ |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> County documentary handling fee | | \$ _____ \$0.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$0.00

SIGNATURE <i>X J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
-----------------------------------	--



Lead Agency: CLERK OF THE BOARD
ATTN: RUSSELL BRADY, PROJECT PLANNER
Address: 4080 LEMON STREET 1ST FLOOR SST3323S1486
POST OFFICE BOX 1147
RIVERSIDE, CA 92502-1147

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400753
07/11/2024 12:39 PM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy


Project Title

GPA200006, CZ2000022, CUP200040

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT, THIRD SUPERVISORIAL DISTRICT

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Dated: July 11, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

918080009
WESTERN RIVERSIDE COUNTY REG
CON AUTHORITY
PO BOX 12008
RIVERSIDE CA 92502

918100012
USA LUISENO MISS INDIANS OF
PECHANGA RESERV
2800 COTTAGE WAY
SACRAMENTO CA 95825

918140010
NATURE CONSERVANCY
830 S ST
SACRAMENTO CA 95811

918140011
KENNETH D. SCHOBER
P O BOX 919
PAUMA VALLEY CA 92061

918140017
NATURE CONSERVANCY
8 S ST
SACRAMENTO CA 95811

918150002
PECHANGA BAND OF LUISENO MISSION
INDIANS
P O BOX 1477
TEMECULA CA 92593

918160004
MEG ELLEN BERRY
46870 RAINBOW CANYON RD
TEMECULA CA 92592

918160011
REAL GGM PROPERTIES LLC
45130 SAGEWIND CT
TEMECULA CA 92592

918160012
WORTHY REVOCABLE FAMILY TRUST
DATED 12/28/2018
PO BOX 1404
TEMECULA CA 92593

918160016
BRODY THOMAS F TRUST DATED
04/24/2019
46950 RAINBOW CANYON RD
TEMECULA CA 92592

918160018
PAUL JONES
46920 RAINBOW CANYON RD
TEMECULA CA 92592

918160019
MWD
P O BOX 54153
LOS ANGELES CA 90054

918160021
SAN DIEGO COUNTY WATER
AUTHORITY
4677 OVERLAND AVE
SAN DIEGO CA 92123

918160022
SOUTHWEST CONST CO INC
2909 RAINBOW VALLEY BL
FALLBROOK CA 92028

918160024
HIJINX
333 WASHINGTON BLV NO 321
MARINA DEL REY CA 90292

918170002
PAULSON MANUFACTURING CORP
46752 RAINBOW CANYON RD
TEMECULA CA 92592

918170004
PAULSON FAMILY TRUST 5/31/1985
46752 RAINBOW CANYON RD
TEMECULA CA 92592

918170010
WESTERN RIVERSIDE COUNTY REG
CON AUTHORITY
3403 10TH ST STE 500
RIVERSIDE CA 92502

918190006
GEOFFREY T. MOORE
17117 S BROADWAY ST
GARDENA CA 90248

918190008
GORDON THOMAS EUGENE
16776 BERNARDO CTR DR 203
SAN DIEGO CA 92128

918190009
DENNIS E. ROBERTS
47100 RAINBOW CANYON RD
TEMECULA CA 92592

918200002
KOLB FAMILY ASSN
2032 S CLYDESDALE CIR
SARATOGA SPRINGS UT 84045

918200003
ARMANDO CRUZ
31950 OREGON LN
TEMECULA CA 92592

918200007
RAINBOW CANYON HOLDINGS
31805 TEMECULA PKY NO 568
TEMECULA CA 92592

918200015
ALVIN E. GETTMAN
47336 RAINBOW CYN RD
TEMECULA CA 92592

918200025
GREENS RAINBOW
910 S EL CAMINO REAL
SAN CLEMENTE CA 92672

922230025
333 TRUST UDT 5/6/1994
1007 LOS ALISOS N
FALLBROOK CA 92028



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Owner:

David Lester
41707 Parado del sol Drive
Temecula, CA 92592

Representative:

Markham Development Strategies LLC
41635 Enterprise Circle Nort Suite B
Temecula, CA 92590

Owner:

David Lester
41707 Parado del sol Drive
Temecula, CA 92592

Representative:

Markham Development Strategies LLC
41635 Enterprise Circle Nort Suite B
Temecula, CA 92590

City of Temecula
4100 Main Street
Temecula, CA 92590

City of Temecula
4100 Main Street
Temecula, CA 92590

THE PRESS-ENTERPRISE
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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011680882
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 07/19/2024
Total Amount: \$561.84
Payment Amount: \$0.00
Amount Due: \$561.84
Notice ID: xTMT0DyVI6baxVKaM51L
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT, THIRD SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 30, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve General Plan Amendment No. 200006, Change of Zone No. 2000022 and Conditional Use Permit No. 200040. Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013. This proposed project is located East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula in the Third Supervisorial District. The Riverside County Planning Department recommends that the Board of Supervisors FIND that the Project is EXEMPT from the California Environmental Quality Act CEQA, TENTATIVELY APPROVE General Plan

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011680882

FILE NO. 0011680882

PROOF OF PUBLICATION

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

07/19/2024

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

Date: July 19, 2024.
At: Riverside, California



Signature

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Dated: July 11, 2024
Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 7/19/24

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 200006, Change of Zone No. 2000022 and Conditional Use Permit No. 200040.** Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013. This proposed project is located East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors FIND that the Project is EXEMPT from the California Environmental Quality Act CEQA, TENTATIVELY APPROVE **General Plan Amendment No. 200006, TENTATIVELY APPROVE** **Change of Zone No. 2000022 and APPROVE** **Conditional Use Permit No. 200040.**

On June 26, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

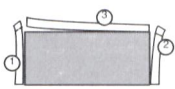
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 11, 2024

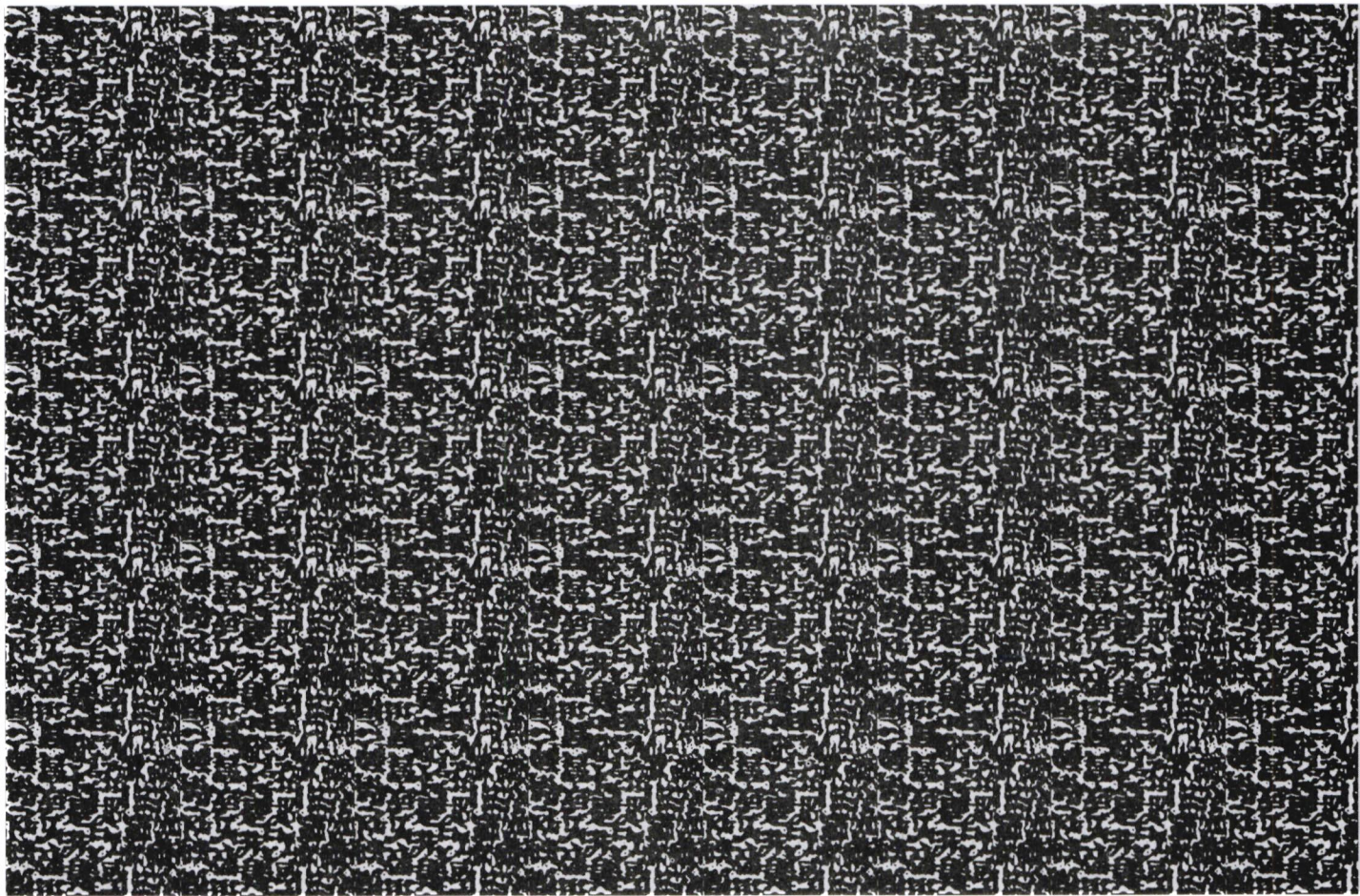
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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TEMECULA CA 92592

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND CONDITIONAL USE PERMIT, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **General Plan Amendment No. 200006, Change of Zone No. 2000022 and Conditional Use Permit No. 200040**. Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013. This proposed project is located East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act CEQA, **TENTATIVELY APPROVE General Plan Amendment No. 200006, TENTATIVELY APPROVE Change of Zone No. 2000022 and APPROVE Conditional Use Permit No. 200040**.

On June 26, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951)955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 11, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

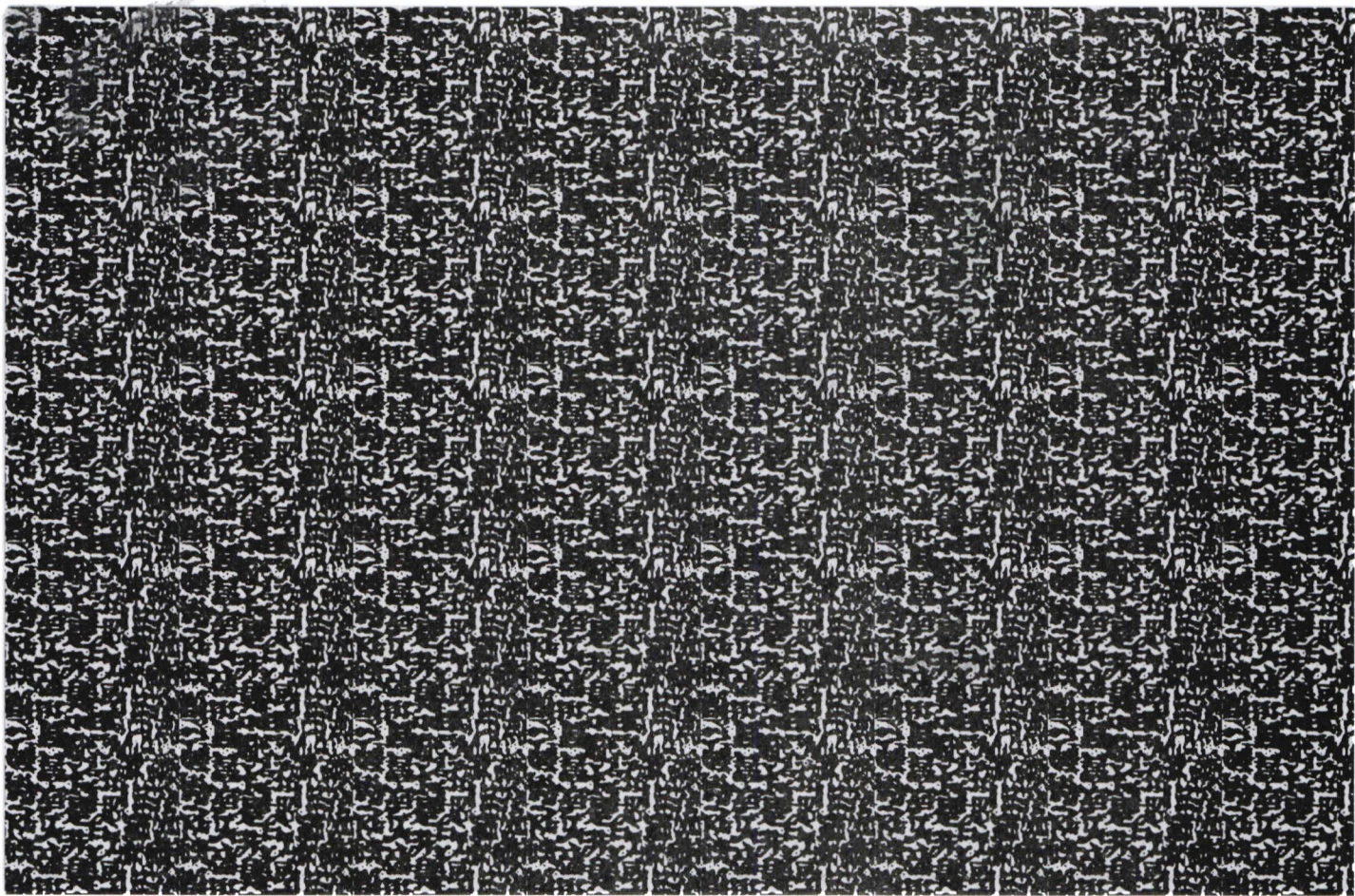
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County Administrative Center
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RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – June 26, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Sanchez, Awad, Gruytch, Ruiz
Members Absent: Balderrama

1.0 CONSENT CALENDAR:

1.1 VACATE THE JULY 3, 2024, PLANNING COMMISSION MEETING - THE NEXT PLANNING COMMISSION MEETING TO BE HELD ON JULY 24, 2024 TO BE HEARD AT 9:00 A.M. IN THE BOARD CHAMBERS LOCATED AT 4080 LEMON ST. RIVERSIDE, CA

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

APPROVED Vacating the July 3, 2024, Planning Commission Meeting.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **NONE**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 2200055 – No New Environmental Documentation is required, pursuant to State CEQA Guidelines, Section 15162 (Previous EIR524) – Applicant: E-Three LLC – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Agriculture: (AG) – Location: North of Pauba Road, east of Rancho California Road, south of Madera De Playa, and west of Avenida de Anita – 2.58 Acres – Zoning: Rural Residential (R-R) – REQUEST: Change of Zone No. 2200055 is a proposal to change the zoning classification of the subject site from Rural Residential (R-R) to Wine Country – Residential (WC-R). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Residential District that it is within – APN: 951-080-022 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at JLAparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommend the Board of Supervisors take the following actions:

FIND No new Environmental Document is required; and,

APPROVE Change of Zone 2200055.

4.2 CHANGE OF ZONE NO. 1900030, TENTATIVE TRACT MAP NO. 38201, AND PLOT PLAN NO. 190026 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION - CEQ190099 - Applicant: Enermax Global Development Inc., Vivian Liang – Engineer/Representative: Rick Engineering Company c/o, Juan Angeles – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Highest Density Residential (CD: HHDR) – Location: East of Truman Street, south of Magnolia Avenue, north of Harlow Avenue, and west of Windsong Street – 4.56 Gross Acres – Zoning: Residential Incentive – (R-6) – REQUEST: Change of Zone No. 1900030 is a proposal to

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommend the Board of Supervisors take the following actions:

ADOPT A Mitigated Negative Declaration for Environmental Assessment No CEQ 190009; and,

APPROVE Change of Zone 1900030; and,

PLANNING COMMISSION – REPORT OF ACTIONS – June 5, 2024

change the site’s Zoning Classification from Residential Incentive (R-6) to General Residential (R-3). Tentative Tract Map No. 38201 is a Schedule “A” Tract Map that includes the subdivision of one (1) 4.56 gross acre lot into two (2) parcels; Parcel 1 will be 2.37 acres and Parcel 2 will be 2.18 acres in size. Plot Plan No.190026 is a proposal to construct 46 single family detached condominiums and 44 attached townhouses for a total of 90 dwelling units. The recreational amenities include an outdoor community swimming pool, outdoor lounging area, bathroom/ storage facilities, and adjacent showers located within an 800 sq ft pool building – APN(s) 135-063-016 and 135-063-019. - Project Planner: Kim Zuppiger at (951)955-6646 or email at kzuppiger@rivco.org.

APPROVE Tentative Tract Map No. 38201; and,
APPROVE Plot Plan No. 190026.

4.3 **GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 200022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 200022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED Planning Commission Resolution No. 2024-008; and,

By a vote of 4-0, the Planning Commission recommend the Board of Supervisors take the following actions:

FIND The Project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 200006; and,

TENTATIVELY APPROVE Change of Zone No. 200022; and,

APPROVE Conditional use Permit No. 200040 subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS:**
NONE

6.0 **PUBLIC COMMENTS:**
NONE

7.0 **DIRECTOR’S REPORT:**

8.0 **COMMISSIONER’S COMMENTS:**
ADJOURNMENT: 10:44am



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 26, 2024
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 4.3 – Public Comments and Condition Edits

Since completion of the staff report package, staff has received public comments in opposition and in support of the project. Those comments are attached along with staff's responses to the comments.

Additionally, the applicant's representative and Transportation staff have agreed to requested changes in certain conditions as shown below. These should be included as part of the Planning Commission's consideration of the project. These edits are primarily to reflect improvements that have already been completed or other measures currently in process.

80.Survey.1 – RCTD-USE – Access Restriction

Lot access shall be restricted on Rainbow Canyon Road ~~and so noted on the final map~~, with the exception of a 30 foot wide opening located 107 feet south of the northern property line.

NOTE: The applicant has initiated the dedication and is processing it through the County Surveyor. The application is DED22033. The applicant shall complete application and have the instrument recorded to satisfy this condition of approval.

80.Survey.2 – RCTD-USE – Right-of-Way Dedication

Provide an additional 14 feet of dedicated public right-of-way on Rainbow Canyon Road to provide for a total 44 feet right-of-way from centerline per modified Standard 94, Ordinance No. 461. The right-of-way to be clear of all private encroachments and obstructions:

NOTES:

1. Relocate existing fence outside of the right-of-way.
2. Remove existing concrete slab from the right-of-way and relocate existing storage structure outside of the right-of-way.
- ~~3. Remove existing asphalt concrete driveway.~~

NOTE: The applicant has initiated the dedication and is processing it through the County Surveyor. The application is DED22033. The applicant shall complete application and the items in the Notes above, and have the instrument recorded to satisfy this condition of approval.

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

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

90.Transportation.1 – RCTD-USE – Driveway Construction – *Deleted – driveway construction completed*

~~Construct new driveway per Standard 803, Ordinance No. 461.~~

John and Paulette Worthy
46960 Rainbow Canyon Road
P, O. Box 1404
Temecula, CA 92593-1404

6/21/24

Riverside County Planning Department
Attn: Russell Brady
4080 Lemon Street
P. O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 200040

Dear Riverside County Planning Department:

This letter is in response to a Public Hearing Notice we recently received from the Riverside County Planning Department regarding a request for a Conditional Use Permit on a property near our residence.

Our residence is located one residence over from the location of the subject property. We purchased and have lived in our home for over 25 years. We made our decision to purchase our property because of the location among other residential properties zoned Rural Residential, and have enjoyed living in a rural community.

Unfortunately, ever since about 5 years ago an unpermitted and out of place wedding venue has subjected the residents of our neighborhood to frequent noise and disruption into the late evening. The loud amplified DJ noise and noise from partygoers in a residential area, the increased traffic and hazard of inebriated drivers on an already over used narrow two lane road, and the increased risk of fire in an area with a Fire Hazard Classification of Very High make this an inappropriate site for a wedding venue. Also, if the proposed project is approved the value of affected properties will be reduced. Therefore, in the interest of preventing the continued disruption and risks to our neighborhood we strongly urge the County Planning Commission not approve the proposed project.

In addition, the owners of the subject property, Hijinx LLC, have allowed Temecula Creek Cottages to operate the wedding venue for years now without the required permits. We hope the Riverside County Planning Commission considers their year's long violations, as well as the negative impact on the rural neighborhood before making their decision.

Thank you for considering our concerns and the benefit a denial of the proposed Conditional Use Permit would be to restoring our neighborhood.

Sincerely,

John and Paulette Worthy

Brady, Russell

From: Brady, Russell
Sent: Monday, June 24, 2024 12:35 PM
To: jwsoutbox@gmail.com
Subject: RE: Proposed CUP200040

Comments received and I will provide them to the Commission along with this response for their consideration.

On the concerns of noise, while I understand the facility may have created noise levels that were a nuisance in the past, under the Conditional Use Permit there are limitations on the numbers of guests both for weekday and weekend events, limited hours of operation for both weekday and weekend events, requirements for noise monitoring and calibration of speakers that they will be required to follow that will limit the potential for nuisance noise.

On the fire risk, the project will be installing a new hydrant out front close to Rainbow Canyon Road that would serve the property with water for any potential fire on the site and would also provide an additional source of water for any fire fighting activities in the area. The project is also required to provide a vegetation management plan that would be required to be followed through the operation to limit vegetation on the site that presents greater risk of fire spread to nearby properties. The project will also be providing a wider internal access path for emergency vehicles to meet standard access requirements. While this doesn't wholly eliminate the potential for the site to be a source of wildfire, it puts it in a better situation to eliminate a fire from starting and spreading compared to other developed properties in the area that do not provide for these components. We will discuss with the applicant on what operational measures that can be incorporated like no sparklers or other similar features for events to further reduce the potential for fires. The applicant also confirmed they have a designated smoking area on asphalt near the bathroom with a bucket filled with sand for disposal of cigarettes and they specifically prohibit sparklers or any fires in their event agreements.

The applicant also confirmed that they utilize licensed bartenders to manage service and no self service liquor is allowed. Such uses are something we are concerned about as well with an event facility like this or a bar, winery, brewery, or restaurant that serves alcohol. As much as the facility can be responsible in their serving of alcohol and management of parking/valet relative to that, the responsibility does ultimately come down to any consumer and driver. The facility also is required to encourage guests to utilize rideshare services to limit the potential for people to drink and drive.

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



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From: JW Services <jwsoutbox@gmail.com>
Sent: Friday, June 21, 2024 6:17 PM

To: Brady, Russell <rbrady@RIVCO.ORG>

Subject: Proposed CUP200040

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

To Russell Brady,

Please see attached letter of comments regarding the proposed Conditional Use Permit 200040 scheduled for a Public Hearing on June 26th, 2024.

Thank you for your consideration,

John and Paulette Worthy
46960 Rainbow Canyon Road
Temecula, CA 92592



Virus-free. www.avast.com

June 18, 2024

Tom Brody and Teresa Evans
46950 Rainbow Canyon Rd.
Temecula, California
92592

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409
Riverside, CA 92502-1409

To: Riverside County Planning Commission,

This is in response to a notice of the public hearing for the Temecula Creek Cottages. Our property is located two driveways south of the cottages. We have enjoyed our choice to move from a congested city to a rural community. The first twenty years have been a great place to relax and unwind from daily work schedules. We apparently made the wrong assumption when the wedding venue opened about five years ago that the appropriate permits were issued, zoning changes were made and the owners complied with all necessary liquor and hospitality requirements for a private wedding area. Obviously now, they were **out of compliance**.

Now that we know the current status of the property with none of the legal requirements for such a venue in place, we both are opposed to continuing the loud weekend noise and parking issues which further contributes to an already congested street.

We have put up with the weekend noise coming from their venue and party goers sometimes thinking our property was the wedding sight and blocked our gate until we let them know the venue is two driveways north. On weekends now, we cannot open our windows due to the music and shouting that emanates from the wedding site. Occasionally, the day after an event, we've had to pick up trash that has blown over to or property the evening before.

We thank you for the opportunity to voice our opinions and hope the hearing will bring out the issues we have mentioned here and the zoning changes/permit **process are denied**.

Sincerely,

Tom Brody and Teresa Evans

Brady, Russell

From: Brady, Russell
Sent: Wednesday, June 19, 2024 11:43 AM
To: tb
Subject: RE: Public Hearing June 26, 2024 Temecula Creek Cottages

Comments received. I understand on the past or possibly any ongoing noise or parking concerns related to the facility. The proposed Conditional Use Permit (CUP) would have limitations on the amount of event guests, hours of operation, noise monitoring, and parking operations that they would have to comply with if the CUP is approved. Below are some of those requirements. I'll provide your comments to the Planning Commission for their consideration as well.

Advisory Notification. 2 AND - Project Description & Operational Limits

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing Temecula Creek Cottages to provide temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area is 10,000 square feet. The six cottages will typically be used for general public rental for short term lodging for up to 30 days. When events occur the cottages would only be available to event attendees.

The events would be limited to a maximum of 150 guests (including vendors) on weekends and a maximum of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed. Events would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between 2:00 p.m. to 10:00 p.m. on weekdays. Setup for events would occur earlier in the day of the event as early as 10:00 a.m. Following the event guests that may be staying at one of the cottages, all event guests will be required to depart the site following the event hours conclusion respectively for the weekend and weekday time limits.

The events will include outdoor amplified sound including regular amplified speech, DJ, and live music. Such amplified sound shall cease by the respective weekend and weekday time limits for events. A recording noise meter will be utilized for all events for monitoring, archiving, and reporting if required.

Parking for the typical cottage use will be accommodated onsite via the existing 10 parking spaces. Onsite parking for the cottages that would adequately serve this use. Weekend event parking for up to 100 guests would be facilitated via valet parking service that is a requirement for weekend events that would utilize adjacent properties for overflow parking for the valet service that relies on an existing parking lot. Weekday event parking for up to 50 guests would be facilitated from onsite parking that totals 18 spaces available for these events.

The following requirements for availability and operation for parking for the facility shall be co unless as otherwise approved the the Planning Director.

Typical operation of the site solely for lodging use shall utilize the 4 parking spaces nearby the the additional 6 parking spaces near the northwest corner of the site.

For any events (weekday or weekend) the lodging use shall not be in operation unless utilized the event.

Weekday events limited to 50 people shall utilize the 22 parking spaces on-site. Off-site parkin utilized through valet services if agreeable to the off-site parking property owner where it doe with parking demands for that property.

Weekend events limited to 150 people shall utilize the 22 parking spaces on-site and the 28 pa off-site through the existing parking agreement. Parking both on-site and off-site shall be utiliz service to provide efficient means of receiving arriving guests and storage of vehicles.

When valet services are utilized, the valet staff shall arrive at least 45 minutes prior to event st remain on-site for the duration of the event. Valet staff shall utilize up to 1 vehicle that is park off-site.

Event management staff and event vendors may self park in the 4 parking spaces located in th portion of the site.

The existing parking agreement with the adjacent property owners shall be kept in place for an offsite parking and for any event greater than 50 people. If any such agreement is canceled, th shall be notified to clarify on the applicable parcel notes that no events greater than 50 people until a parking agreement is re-established to the satisfaction of the Planning Director.

Use of rideshare services is also allowable and encouraged to be highlighted by the event oper: event clients. Encouraged use of rideshare services should be included for any event invite or o appropriate information made available to event guests.

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

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



How are we doing? Click the Link and tell us

From: tb <mrtbro2@gmail.com>
Sent: Wednesday, June 19, 2024 9:02 AM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Public Hearing June 26, 2024 Temecula Creek Cottages

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Hello Mr. Brady,

As concerned neighbors, attached is our input regarding the permit/zoning changes for the Temecula Creek Cottages on Rainbow Canyon Rd. showing our concerns. Please present this to the board as we are not able to attend.

Thank you in advance.

Sincerely, Tom Brody

Brady, Russell

From: Brady, Russell
Sent: Thursday, June 20, 2024 4:25 PM
To: pjones13@aol.com
Subject: RE: 200006 change of zone/ permit 200040

I checked around real quick and I believe what you are referring to is Pechanga having the general area designated as a Tribal Cultural Landscape. Such a designation has leverage in certain project situations depending on the environmental analysis for a given project, but it is not an outright prohibition on development or control by Pechanga for any development. I'd be still be curious for more information from you about Pechanga or possibly County Transportation Department on what sounds more like the road widening for Rainbow Canyon Road that may have been related to by the sound of it.

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



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From: pjones13@aol.com <pjones13@aol.com>
Sent: Thursday, June 20, 2024 3:59 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Re: 200006 change of zone/ permit 200040

Thank you!

Pechanga put a lot of effort and money into stopping the Gravel Pit a few years ago which was going to go in this area by the Freeway at Rainbow Canyon Blvd off ramp, in return they were promised that Rainbow Canyon to be Historic and parts of people's property has to have permission from them for any alterations. Only a part of our driveway was on the map they sent as we are above the Venue.

We all opposed and a meeting for neighbors was scheduled at the Paulson factory where we had oppose letters drawn up and notarized.

We then had a letter to say that they were all denied. That the road and so many feet in on our properties are now histrionic and we had to now get permission from Pechanga for any alterations on the property. It was around that time when the Cottages were sold to Lester.

On Thursday, June 20, 2024, 3:00 PM, Brady, Russell <rbrady@RIVCO.ORG> wrote:

Comments received and I will provide to the Planning Commission along with this response for their consideration.

On the noise from the facility in the past or any ongoing activities from it, I am understanding of that. The proposed Conditional Use Permit if approved would have limitations on the numbers of event guests, weekday and weekend hours of operations, noise monitoring, and parking operation requirements they would have to comply with to be able to continue operating. These are pasted below from the proposed conditions of approval for your reference.

Road safety is something we are concerned about as well, but whether it is an event venue like this, bar, winery, brewery, or restaurant that serves alcohol, responsibility does ultimately come down to any consumer and driver to comply with driving under the influence laws and limits. The facility is also required to encourage guests to utilize rideshare services to limit the potential for such safety concerns.

Regarding fire risk, the project will be installing a new hydrant out front close to Rainbow Canyon Road that would serve the property with water for any potential fire on the site and would also provide an additional source of water for any fire fighting activities in the area. The project is also required to provide a vegetation management plan that would be required to be followed through the operation to limit vegetation on the site that presents greater risk of fire spread to nearby properties. The project will also be providing a wider internal access path for emergency vehicles to meet standard access requirements. While this doesn't wholly eliminate the potential for the site to be a source of wildfire, it puts it in a better situation to eliminate a fire from starting and spreading compared to other developed properties in the area that do not provide for these components. We will discuss with the applicant on what operational measures that can be incorporated like no sparklers or other similar features for events to further reduce the potential for fires.

The Pechanga agreement is not something I've heard of before, so if you have any further background on that aspect that would be appreciated.

Let me know if you have any further questions or concerns.

Thanks

Advisory Notification. 2 AND - Project Description & Operational Lim

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing T temporary lodging rental for six cottages and allow for a special event facility weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing square feet. The six cottages will typically be used for general public rental for 30 days. When events occur the cottages would only be available to event at

The events would be limited to a maximum of 150 guests (including vendors of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between weekdays. Setup for events would occur earlier in the day of the event as each event guests that may be staying at one of the cottages, all event guests will be following the event hours conclusion respectively for the weekend and weekday

The events will include outdoor amplified sound including regular amplified : such amplified sound shall cease by the respective weekend and weekday time recording noise meter will be utilized for all events for monitoring, archiving. Each speaker for amplified or live music should be limited to an average noise at a distance of 10 feet on-center from a single speaker (which is to be verified measurement for a duration of 10 minutes prior to each event).

Parking for the typical cottage use will be accommodated onsite via the existing site for the cottages that would adequately serve this use. Weekend event parking would be facilitated via valet parking service that is a requirement for weekend adjacent properties for overflow parking for the valet service that relies on a with the adjacent property owners that provides for up to 50 parking spaces to 50 guests would be facilitated from onsite parking that totals 18 spaces at

Planning. 13

Parking Requirements

The following requirements for availability and operation for parking for the facility shall unless as otherwise approved the the Planning Director.

Typical operation of the site solely for lodging use shall utilize the 4 parking spaces near the additional 6 parking spaces near the northwest corner of the site.

For any events (weekday or weekend) the lodging use shall not be in operation unless u the event.

Weekday events limited to 50 people shall utilize the 22 parking spaces on-site. Off-site utilized through valet services if agreeable to the off-site parking property owner where with parking demands for that property.

Weekend events limited to 150 people shall utilize the 22 parking spaces on-site and th off-site through the existing parking agreement. Parking both on-site and off-site shall b service to provide efficient means of receiving arriving guests and storage of vehicles.

When valet services are utilized, the valet staff shall arrive at least 45 minutes prior to e remain on-site for the duration of the event. Valet staff shall utilize up to 1 vehicle that off-site.

Event management staff and event vendors may self park in the 4 parking spaces locate portion of the site.

The existing parking agreement with the adjacent property owners shall be kept in plac offsite parking and for any event greater than 50 people. If any such agreement is cancel shall be notified to clarify on the applicable parcel notes that no events greater than 50 until a parking agreement is re-established to the satisfaction of the Planning Director.

Use of rideshare services is also allowable and encouraged to be highlighted by the even event clients. Encouraged use of rideshare services should be included for any event invi appropriate information made available to event guests.

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

Russell Brady

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-3025



How are we doing? Click the Link and tell us

From: pjiones13@aol.com <pjiones13@aol.com>

Sent: Wednesday, June 19, 2024 1:44 PM

To: Brady, Russell <rbrady@RIVCO.ORG>

Subject: 200006 change of zone/ permit 200040

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Re the above notice of change of zone in the vicinity of our property and Wedding Venue permit.
Copy of notice attached

We oppose the above change of zone and permit.

My property is adjacent the 1.60 acres property on Rainbow Canyon Road. The road is a two lane highway which is the old 395 Butterfield Stage coach road which is listed as Historic as well as part of the 1.60 acre property which is requesting the zone change. This was made Historic in an agreement with the Pechanga Indian tribe and we were told that any changes to the historic properties on this road would now have to be approved by them.

We have endured the past 5 or more years of this Wedding Venue going on through the week days and weekends. Then now we find out that this was not zoned or permitted for Weddings. What does that say about the Owner of this Venue. The constant noise through out the day and night from the loud DJ playing his music, which echoes throughout the canyon and people lingering on after the venue has closed, is a nuisance especially when you have to go to work the next day. The liquor which flows through out the day and night poses a hazard of driving DUI on this 2 lane winding road which could lead to potential accidents and fatalities.

We purchased our property for the rural setting and tranquility back in the 1980's. Yes it's changed a lot since then the traffic which is present on Rainbow Canyon road is horrific, we cannot get out of our driveway at certain times of the day, adding a Wedding Venue has only added to the situation. There is insufficient parking for the amount of people that the wedding venue has allowed to accommodate. Which means the overflow goes on to other residents properties.

All the properties in this vicinity are in a High Risk Fire Zone. Allowing this outside open Wedding Venue to continue will only contribute to the risk of a potential fire disaster from the negligence of people smoking and not properly disposing of cigarettes and the use of other hazardous items such as Wedding sparklers.

Should a fire break out especially at night because of the above reasons, my daughter and our 3 grandchildren who reside with us are at risk, as we live above the Venue and our driveway is adjacent to it and a fire could potentially block our way out to the road. See attached photos.

We hope to one day sell our property and we would have to disclose that we have a Wedding Venue adjacent to our property, this will deter any potential buyer, and our property price would be devalued.

I hope that you will consider the above hazards before making your decision on changing the zone and permit.

Unfortunately we are out of town when this meeting is going to be held. Please print and have it presented at the meeting.

Please acknowledge receipt of this email.

Thank you!

Sincerely

Linda and Paul Jones
46920 Rainbow Canyon Road,
Temecula, CA 92592

June 19, 2024

[Sent from the all new AOL app for iOS](#)

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[County of Riverside California](#)

6/23/2024

FROM: Maureen Shanahan,
Resident of 46920 Rainbow Canyon Road, Temecula CA 92592
mshanahan49@hotmail.com

TO: Riverside County PLanning Department
Attn Russell Brady
P.O. Box1409 Riverside, CA 92502

RE: General Plan Ammdment 200006, Change of Zone No. 2000022, Conditional Use Permit 200040. For parcel no. 918 160 024 AND 918 170 013.

As a long term tenant (7+ years) of the property adjacent to site in consideration, I would like to voice my opposition to the change of zoning for the following reasons.

1. *Insufficient area for large events.* The 1.6 acre property does not have enough usable space to be occupied by large crowds for event rentals, and currently relies on adjacent properties for overflow parking (without a safe walkway along the road to connect them.) This also hinders entrance and egress of emergency vehicles, and hinders guest and neighboring residents ability to egress in the event of an emergency, such as the high risk of wildfire in the area.
2. *Increased risk of alcohol-related vehicular accidents.* While the venue is not directly applying to serve alcohol, as an event venue, outside vendors will be brought in to serve alcohol for weddings and events of a similar recreational nature. Insufficient consideration has been given to the risk of serving alcohol and hosting large parties in this space. This creates conditions where guests are implicitly encouraged to practice risky behavior in regards to consuming drugs and alcohol, and driving home on a two-lane rural road with poor visibility, where law enforcement and EMS are unlikely to enforce or respond in a timely manner, thereby putting themselves and local residents at great personal risk.

I hope the committee will consider the concerns of myself and my fellow residents in regards to this proposal. Our greatest concern is the long-term safety and wellbeing of our community, which we feel this proposed change of zoning directly endangers.

Thank you for your time,
Maureen Shanahan

Brady, Russell

From: Brady, Russell
Sent: Tuesday, June 25, 2024 9:23 AM
To: maureen shanahan
Subject: RE: General Plan Ammendment 200006, Change of Zone No. 2000022

Comments received and I will provide to the Planning Commission for their consideration along with this response.

Although the site is not particularly large, the events are being limited to a maximum of 150 people and adequate parking is being provided on-site and through adjacent properties with established parking agreements and valet service. The Riverside County Fire Department has reviewed the proposal and required on-site improvements for emergency vehicle access and deemed the proposal meets requirements for access.

The applicant also confirmed that they utilize licensed bartenders to manage service and no self service liquor is allowed. Such uses are something we are concerned about as well with an event facility like this or a bar, winery, brewery, or restaurant that serves alcohol. As much as the facility can be responsible in their serving of alcohol and management of parking/valet relative to that, the responsibility does ultimately come down to any consumer and driver. The facility also is required to encourage guests to utilize rideshare services to limit the potential for people to drink and drive.

Thanks

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-3025



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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From: maureen shanahan <mshanahan49@hotmail.com>
Sent: Monday, June 24, 2024 5:12 PM
To: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Fwd: General Plan Ammendment 200006, Change of Zone No. 2000022

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Sent from my iPhone

Begin forwarded message:

From: maureen shanahan <mshanahan49@hotmail.com>

Date: June 23, 2024 at 4:59:47 PM PDT

To: rbrady@rivco.com

Subject: Fwd: General Plan Ammendment 200006, Change of Zone No. 2000022

Russell,

Attached is my response letter to the proposed rezoning and conditional use permitting for the Temecula Creek Cottages, let me know if you need any further info, thanks for your time.

Best,

Maureen Shanahan

Sent from my iPad

Begin forwarded message:

From: Kellan Shanahan <kellan.shanahan@gmail.com>

Date: June 23, 2024 at 4:56:08 PM PDT

To: Mom <mshanahan49@hotmail.com>

Subject: RE: General Plan Ammendment 200006, Change of Zone No. 2000022

Brady, Russell

From: Kenny Schober <kennyschober@gmail.com>
Sent: Wednesday, June 19, 2024 1:40 PM
To: Brady, Russell
Subject: GPA200006, CZ2000022, and CUP200040 – Temecula Creek Cottages

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Hello Mr. Brady, I am Kenny Schober, owner of the property located at 46750 Rainbow Canyon Rd.. I hear that the Temecula Creek Cottages project is going to hearing soon and I am writing you in support of the project.

Thank you.

06/19/2024

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, Ca. 92501

RE: Temecula Creek Cottages (GPA20006, CZ 2000022 and CUP 200040)

Dear County of Riverside Supervisors and Planning Commissioners,

I, Rajesh J. Kadakia, M.D., offer my full support for this project Temecula Creek Cottages, GPA 200006, CZ 2000022, and CUP 200040.

I am the owner of Greens Storage located at 47355 Rainbow Canyon Rd, Temecula, a short distance from the Temecula Creek Cottages. This project is consistent with the area zoning, and we welcome the continuing use of these historical cottages as lodging and venue site & fully our neighbor with their business.

Should you have any further questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Rajesh J. Kadakia", with a long horizontal line extending from the end of the signature.

Rajesh J. Kadakia, M.D.,



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

(ID # 25080)

MEETING DATE:

Wednesday, June 26, 2024

SUBJECT: GENERAL PLAN AMENDMENT No. 200006, CHANGE OF ZONE No. 2000022, CONDITIONAL USE PERMIT No. 200040 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15301 and 15303 – Third Supervisorial District - Applicant: David Lester – Engineer/Representative: MDS, LLC c/o, Larry Markham – Rancho California Zoning Area – Southwest Area Plan - (General Plan) Land Use: Rural: Rural Mountainous (R:RM) – Zoning: Rural Residential (R-R) - Location: East of Rainbow Canyon Road and Interstate 15, and south of City of Temecula – 1.60 gross acres – REQUESTS: Conditional Use Permit No. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six (6) cottages and allow for a special event facility that would facilitate weddings and other similar events on a 1.60 acre gross property. General Plan Amendment No. 200006 is a proposal for a Technical Correction Amendment to change the General Plan Land Use designation for one (1) lot from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). Change of Zone No. 2000022 is a proposal to change the zoning of one (1) lot from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) – APN: 918-160-024 and 918-170-013 - Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

PROPOSED PROJECT

Case Number(s): CUP200040, GPA200006,
CZ2000022

Environmental Type: Exemption

Area Plan No. Southwest


Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Russell Brady

Project APN(s): 918-160-024, 918-170-013

Continued From:



John Hildebrand, Planning Director 6/17/2024

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 200006 is a proposal to change the foundation and land use designation of the subject site (APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). This change includes a change to the Foundation component on the site, but is considered a Technical

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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Amendment based on the slope analysis for the site that does not support the current designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003.

CHANGE OF ZONE NO. 2000022 is a proposal to change the zoning classification the subject site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area totals 3,364 square feet. The six cottages will typically be used for general public rental for short term lodging less than 30 days. When events occur the cottages would only be available to event attendees.

The events would be limited to a maximum of 150 guests (including vendors) on weekends and a maximum of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed. Events would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between 2:00 p.m. to 8:00 p.m. on weekdays. Setup for events would occur earlier in the day of the event as early as 10:00 a.m. Excluding any event guests that may be staying at one of the cottages, all event guests will be required to be offsite following the event hours conclusion respectively for the weekend and weekday time limits.

The events will include outdoor amplified sound including regular amplified speech, DJ, and live music. All such amplified sound shall cease by the respective weekend and weekday time limits for events. A recording noise meter will be utilized for all events for monitoring, archiving, and reporting if necessary.

Parking for the typical cottage use will be accommodated onsite via the existing 10 parking spaces on the site for the cottages that would adequately serve this use. Weekend event parking for up to 150 guests would be facilitated via valet parking service that is a requirement for weekend events that would utilize adjacent properties for overflow parking for the valet service that relies on an existing parking agreement with the adjacent property owners that provides for up to 50 parking spaces. Weekday event parking for up to 50 guests would be facilitated from onsite parking that totals 18 spaces available for these events.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project is located east of Rainbow Canyon Road and Interstate-15, south of Calle Belvia.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2024-008 recommending adoption of General Plan Amendment No. 200006 to the Board of Supervisors.

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

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200006, which changes the General Plan foundation and land use designation on APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR) as shown on Figure 3 of the Southwest Area Plan and other related tables and figures, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000022, to amend the zoning classification of the Project site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions incorporated in the staff report and Change of Zone Exhibit, subject to and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 200040, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	Community Development

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STAFF REPORT**

Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Public Facilities (PF)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R), Manufacturing – Service Commercial (M-SC)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Lodging and event facility
Surrounding Uses	
North:	Industrial
East:	Vacant land
South:	Residential
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.60 (gross)	N/A
Existing Building Area (SQFT):	3,364	N/A
Proposed Building Area (SQFT):	0	N/A
Building Height (FT):	14.3	35

Parking:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

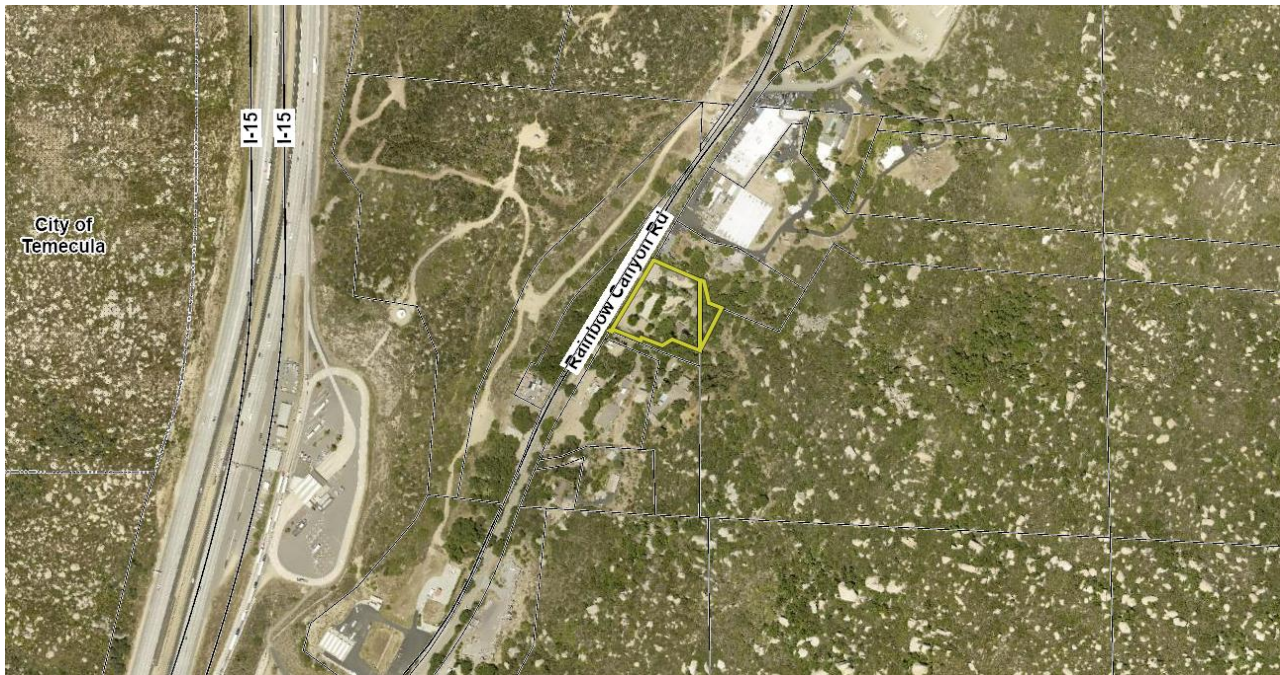
<i>Type of Use</i>	<i>Use Amount</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Lodging	6	1 space per cottage	6	10
Events – Weekend	150 people	1 space per 3 seats/guests	50	50 (22 onsite, 28 offsite) via valet
Events – Weekday	50 people	1 space per 3 seats/guests	17	22 onsite
TOTAL:				

Located Within:

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

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



PROJECT BACKGROUND AND ANALYSIS

Background:

Property History and Permitted Uses/Structures

The existing six cottage buildings were constructed in 1946 based on available County records. Building permit records were not maintained at that time, but assessor data and chain of title indicates construction of the cottages at that time. These cottages were originally constructed for lodging for workers at the nearby granite quarries at the time. Other documentation indicates that the cottages were also used for transient, short term lodging since then.

More recently the property had been sold and in addition to the short term lodging use events began operating from the property. A Code Violation case was opened in November of 2019 and a Notice of Violation was issued by Riverside County Code Enforcement in November 2021 regarding the unpermitted nature of the events.

Prior to that Notice of Violation, Conditional Use Permit No. 200040, General Plan Amendment No. 200006, and Change of Zone No. 2000022 were submitted to the County of Riverside on October 7, 2020. Parallel to the County's review of the Conditional Use Permit, a request for determination of existing nonconforming use/structures was submitted to the County in February 2021 pursuant to provisions of Ordinance No. 348 Section 18.8. This review included some of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

the above mentioned documentation to determine that the majority of the structures on the site were existing nonconforming along with the commercial use for lodging determined to be existing nonconforming use. However, pursuant to Section 18.8.C, general commercial uses like the lodging may only be maintained for a period of 1 year. Therefore, while the nonconforming use and structures determination may provide for long term coverage for the structures, the use would need to be permitted currently to allow it to continue to operate. Additionally, the existing events use was not considered as part of any existing nonconforming use and would also require permitting.

Parking

The Conditional Use Permit use on a typical day would be for the lodging use. Parking for that use would be provided via 10 parking spaces, 4 of which are clustered near the cottages and another 6 provided near the northwest corner of the site.

For the events, weekday events would be limited to a maximum of 50 guests. Ordinance No. 348 does not have a specific parking rate to utilize for special event facilities, but given for events there is the ability to limit the number of guests and seating for guests along with for such events many people travel together with typically at least 2 people or more, an applicable parking rate of 1 space per 3 seats/guests that is utilized for “auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats”. The 50 guests for weekday events would require a minimum of 17 parking spaces. Given that the cottages will not be in operation for non-event guests, the site does have 22 parking spaces that would be available for the event. Weekend events would be limited to a maximum of 150 guests and utilizing the same 1 space per 3 seats/guests, would require a minimum of 50 parking spaces. 22 parking spaces would be available on-site and via an existing agreement in place with adjacent property owners an additional 28 parking spaces would be available to meet the minimum required of 50 parking spaces. To facilitate the use of the off-site parking, valet parking service is required for weekend events. To also assist in minimizing the need for parking, rideshare services like Uber or Lyft will also be available and encouraged to be used by event operators and their clients to include as part of any event invite or information.

Parcel Area Exchange

During the Conditional Use Permit processing, it was identified that one of the buildings used for the facility (Building E) and other improvements are actually located on an adjacent parcel that is owned by the Western Riverside Regional Conservation Authority (RCA). Since this was identified, the property owner has coordinated with RCA to perform a swap in property area and parcel lines to include this Building E area within the bounds of the Project’s parcels and provide area that was in the southeast portion of the Project area to the RCA in exchange.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized for primarily lodging uses going back to the 1940s and more recently for event uses. The General Plan Amendment, Change of Zone, and Conditional Use Permit seek to permit these existing unpermitted uses for lodging and events that would primarily be served by existing improvements to the site. The permitting of the lodging and event use would not result in any greater or substantially different impacts from the existing use of the site for lodging and events. The project would not generate any greater number of trips than is currently occurring from the unpermitted uses and therefore would not result in any greater vehicle or other operational emissions or noise generation. The operational plan and supporting conditions of approval that focus on limited number of guests and operational hours will further ensure impacts are not greater and would likely be less than current operations. Although the project will include the event facility use, the noise generated from these activities would continue to be required to comply with Riverside County Ordinance No. 847 noise thresholds to minimize noise impacts to the surrounding area. Some limited site improvements related to obtaining building permits for the existing restroom building along with replacing some fencing and other minor site improvements would be the extent of physical changes to the site that would result from the Project. The Project does not seek to expand any existing structures, nor does it propose any significant construction or grading to the project site. As such, the Project falls within the standards for Class I since the project scope proposes minor alterations and maintenance of an existing commercial recreational use, with limited proposed expansion of the use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

Furthermore, this project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. As noted above, the Project proposes minor additional improvements. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures.

None of the exceptions that bar the application of a categorical exemption pursuant to State CEQA Guidelines section 15300.2 applies. More specifically, the exceptions are not

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applicable pursuant to the following findings:

1. **Cumulative Impact.** *All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.* There are no similar existing or proposed lodging or event facilities within the vicinity of the project that would create a cumulative impact. Although there are other generally industrial and some residential uses in the area, these are relatively small in scope for their impact to the surrounding area considering the surrounding area is primarily vacant land and the proposed lodging and event facility is relatively limited in its potential to generate impacts to the surrounding area. In addition, all future projects that propose a similar use and are located within the area will similarly be evaluated pursuant to CEQA. Therefore, this exception does not apply as there would be no foreseeable cumulative impact.
2. **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* The site has facilitated the lodging use for nearly 80 years with the more recent inclusion of events operating from the site. The Project proposes to continue these uses and will be required to comply with the maximum number of event guests and hours of operation that would limit impacts, with minor proposed improvements. The Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. Therefore, no foreseeable significant environmental impacts would result with approval of this Project.
3. **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.* The project is not located adjacent to or near any designated state scenic highway. In addition, there are no trees, historic buildings, rock outcroppings, or similar resources on or surrounding the subject site that would be adversely impacted by the implementation of this Project. Therefore, this exception does not apply.
4. **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* The proposed Project would not generate hazardous waste, nor would it develop a hazardous waste site since it is an equestrian use. Regular waste generated from the operations of the site are required to comply with applicable waste handling, storage, transfer, and use requirements. Additionally, the proposed project is

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required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, and the Riverside County Department of Waste Resources. Therefore, this exception does not apply.

5. **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.* The Project site is not located near significant historical resources and, therefore, will not cause a substantial adverse change to these resources' significance. Moreover, permitting these existing structures for the desired use will actually help preserve the existing cottages.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply to the project. Therefore, Article 19, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) may be used to exempt the project from CEQA.

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 currently has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and proposes to change the land use designation of the project site to Community Development: Commercial Retail (CD:CR). The Community Development: Commercial Retail (CD:CR) land use designation is being proposed since the current Rural Mountainous (RM) land use designation is improperly applied to the site based on the description of Rural Mountainous (RM) land use designation that it applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater", which does not apply to the site as indicated by the provided slope analysis exhibit. The Commercial Retail land use designation is specifically proposed since it would reflect the historic commercial use of the site for lodging and be consistent with existing and planned surrounding land uses.
2. The proposed Commercial Retail (CR) land use designation allows for a wide variety of commercial retail, service, and tourist oriented uses.
3. The project site currently has a Zoning Classification of Rural Residential (R-R), which would be inconsistent with the proposed Commercial Retail (CR) land use designation. The

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Change of Zone would propose to change the zoning classification of the site to Scenic Highway Commercial (C-P-S) zone, which generally allows for retail, service, and office type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan.

4. The proposed uses for lodging and event facility, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Scenic Highway Commercial (C-P-S) Zoning Classification, subject to Conditional Use Permit approval pursuant to Section 9.50 of Ordinance No. 348. "Hotels, resort hotels and motels" are specifically permitted used pursuant to Section 9.50.A that covers the lodging use. However, event facilities are not specifically listed uses in commercial zones. Section 9.50.A does specifically allow for a variety of uses that may be similar to events like "dance halls", "restaurants", and "wedding chapels", since these are primarily indoor oriented uses the proposed outdoor event use is conservatively not covered by those uses under Section 9.50.A. Instead, under Section 9.50.B requiring a Conditional Use Permit, "drive-in theaters" are potentially permitted that are an outdoor oriented use. Therefore, utilizing Section 9.50.E to consider the event facility use similar in character and intensity to that of a drive-in theater with a Conditional Use Permit as well as dance hall, restaurant, and wedding chapel, the event facility use would be allowable with approval of a Conditional Use Permit. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in separate sections below for the Conditional Use Permit findings and development standards findings.

Entitlement Findings:

General Plan Amendment Findings

For a Technical General Plan Amendment, the following findings are required to be made:

The first finding is required to be made for all Technical General Plan Amendments and at least one additional finding is also required. The additional finding selected is noted as number 2 and 3 below, which corresponds with subsections c. and e., respectively, for the additional findings pursuant to Section 2.4 C.1. of Ordinance No. 348, as follows:

1. *The proposed amendment would not change any policy direction or intent of the General Plan.*

The technical amendment is intended to correct the boundary of the Rural Mountainous land use designation, which pursuant to the General Plan Land Use Element Table LU-4 notes applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. The land use boundaries of Rural Mountainous areas were intended to be

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located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole previous existing parcel, which was approximately 1.71 acres net, that only 0.38 acres (22% of the site) contains slopes that are 25% or greater. The technical amendment would correct the boundary to reflect the actual topography and toe-of-slope to be consistent with the policy direction and intent of the General Plan for this land use designation. Thus, the Technical Amendment will provide for correct information and does not change the intent of the General Plan.

2. *A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan*

The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. The updated, more accurate information indicates that the existing boundaries of the General Plan land use designations do not accurately reflect actual topography. The information generally results in reducing the amount of area designated as Rural Mountainous and increasing the amount of area designated as non-mountainous. With this General Plan Amendment, the land use designations following more detailed topography are more accurately reflected.

3. *A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries*

The Technical Amendment will rectify errors related to mapping which resulted in inaccuracies related to specific areas with slopes greater than and less than 25% slope. The data used to determine the boundaries of the Rural Mountainous land use designation were hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was utilizes 1-foot contours. The land use boundaries of Rural Mountainous were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. This technical correction will provide an accurate representation of the topographic features on the project site and provide correct General Plan land use designations. Thus, the Technical Amendment will provide a point of clarification to more accurately express the General Plan's meaning and eliminate a source of confusion by providing for correct information which does not change the intent of the General Plan.

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Change of Zone Findings

Change of Zone No. 2000022 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) and is subject to the following findings:

1. The current Rural Residential (R-R) zoning is generally inconsistent with the proposed General Plan land use designation of Commercial Retail (CR) as well as not clearly allowing for the existing uses desired to be permitted. The Change of Zone that would change the zoning classification to Scenic Highway Commercial (C-P-S) for the subject site would be consistent with the proposed Commercial Retail (CR) land use designation, subject to approval of a condition use permit, as noted previously in the Land Use Findings.

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Section 18.28.D of Ordinance No. 348:

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, as detailed previously in the Land Use Findings. As identified in the Land Use findings, the Project site has a proposed General Plan Land Use Designation of Commercial Retail (CR) and is consistent with this designation and applicable policies of the General Plan and is a potentially allowable use in the proposed Scenic Highway Commercial (C-P-S) and is consistent with the development standards as detailed below. The Project is not located within a Specific Plan.
2. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the Project has been reviewed by various County departments, including Fire, Flood, Environmental Health, Transportation, Building & Safety, and Waste Resources, specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. The site has been developed and used for the lodging use for over 70 years and more recently with the events facility. The event facility in particular has specific limitations and requirements to comply with that would limit the operations and potential impacts on the surrounding area. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the

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health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the immediate surrounding area either has industrial uses to the north and some scattered residential uses to the south and west and primarily vacant land to the east is primarily vacant. Additionally, the proposed Project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional dedication for Rainbow Canyon Road along with an already completed relocation of the driveway access from Rainbow Canyon Road and closure of a previously existing second driveway. Improvements have recently occurred on Rainbow Canyon Road. As the site is already developed, no further drainage improvements are required for the Project and existing drainage patterns on the site will be retained.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does include multiple buildings and although based on the proposed use and operation it would not be anticipated that the property be subdivided, a condition has been included to clarify that a subdivision is necessary prior to the sale of any individual building. Also to note, while there are multiple APNs associated with the property, the property does constitute one legal parcel and therefore is not required to be merged.

Development Standards Findings:

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below:
 - a. There is no minimum lot area requirement.
 - b. There are no yard requirements for buildings which do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear

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and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. As noted previously, the maximum building height is 14.3 feet, so it would not exceed 35 feet to require additional setback.

- c. No building or structure shall exceed fifty feet in height, unless a greater height is approved pursuant to Ordinance No. 348. As noted previously, the maximum building height is 14.3 feet, which does not exceed fifty feet.

- d. Automobile storage space shall be provided as required by Ordinance No. 348. As detailed previously in the table and background section, The Conditional Use Permit use on a typical day would be for the lodging use. Parking for that use would be provided via 10 parking spaces, 4 of which are clustered near the cottages and another 6 provided near the northwest corner of the site. For the events, weekday events would be limited to a maximum of 50 guests. Ordinance No. 348 does not have a specific parking rate to utilize for special event facilities, but given for events there is the ability to limit the number of guests and seating for guests along with for such events many people travel together with typically at least 2 people or more, an applicable parking rate of 1 space per 3 seats/guests that is utilized for “auditoriums, exhibition halls, theaters, movie theaters and similar places with fixed seats”. The 50 guests for weekday events would require a minimum of 17 parking spaces. Given that the cottages will not be in operation for non-event guests, the site does have 22 parking spaces that would be available for the event. Weekend events would be limited to a maximum of 150 guests and utilizing the same 1 space per 3 seats/guests, would require a minimum of 50 parking spaces. 22 parking spaces would be available on-site and via an existing agreement in place with adjacent property owners an additional 28 parking spaces would be available to meet the minimum required of 50 parking spaces. To facilitate the use of the off-site parking, valet parking service is required for weekend events. To also assist in minimizing the need for parking, rideshare services like Uber or Lyft will also be available and encouraged to be used by event operators and their clients to include as part of any event invite or information. The requirements for parking are specified in a condition of approval for the Conditional Use Permit to refer to for compliance.

- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. None of the existing buildings have or are proposed to have any roof mounted equipment.

Other Findings:

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1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. This Project is located within a City Sphere of Influence of Temecula. No memorandum of understanding exists between the City of Temecula and County that requires review or coordination of General Plan Amendments. The City of Temecula was noticed of the public hearing and as of the writing of this staff report no comments have been received.
3. Since the project is exempt from CEQA, AB 52 tribal consultation was not required.
4. On November 3, 2020 a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission. A response was received on November 04, 2020 with a list of thirteen contacts and the results of the Sacred Lands File Search. The Sacred Lands File search was positive with a recommendation to contact the Pechanga Band of Luiseno Indians for specific information. Notices were sent to all contacts on November 06, 2020. A response was received from the Agua Caliente Band of Cahuilla Indians on November 10, 2020 stating that the Project was not within their Traditional Use Area and therefore they deferred to closer tribes. No other responses were received. An email was sent to Pechanga on April 6, 2021 inquiring about the positive Sacred Lands File search indicated on the NAHC response letter. No response was received from Pechanga.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Pursuant to Ordinance No. 663 Section 10.(g), due to the project's existing developed nature is not subject is exempt from payment of mitigation fees under this ordinance.
6. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

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Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Fire Code states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This project has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,500 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from any person who indicated support or opposition to the proposed project.

ATTACHMENTS

- A – GPA PC Resolution
- B – GIS Exhibits

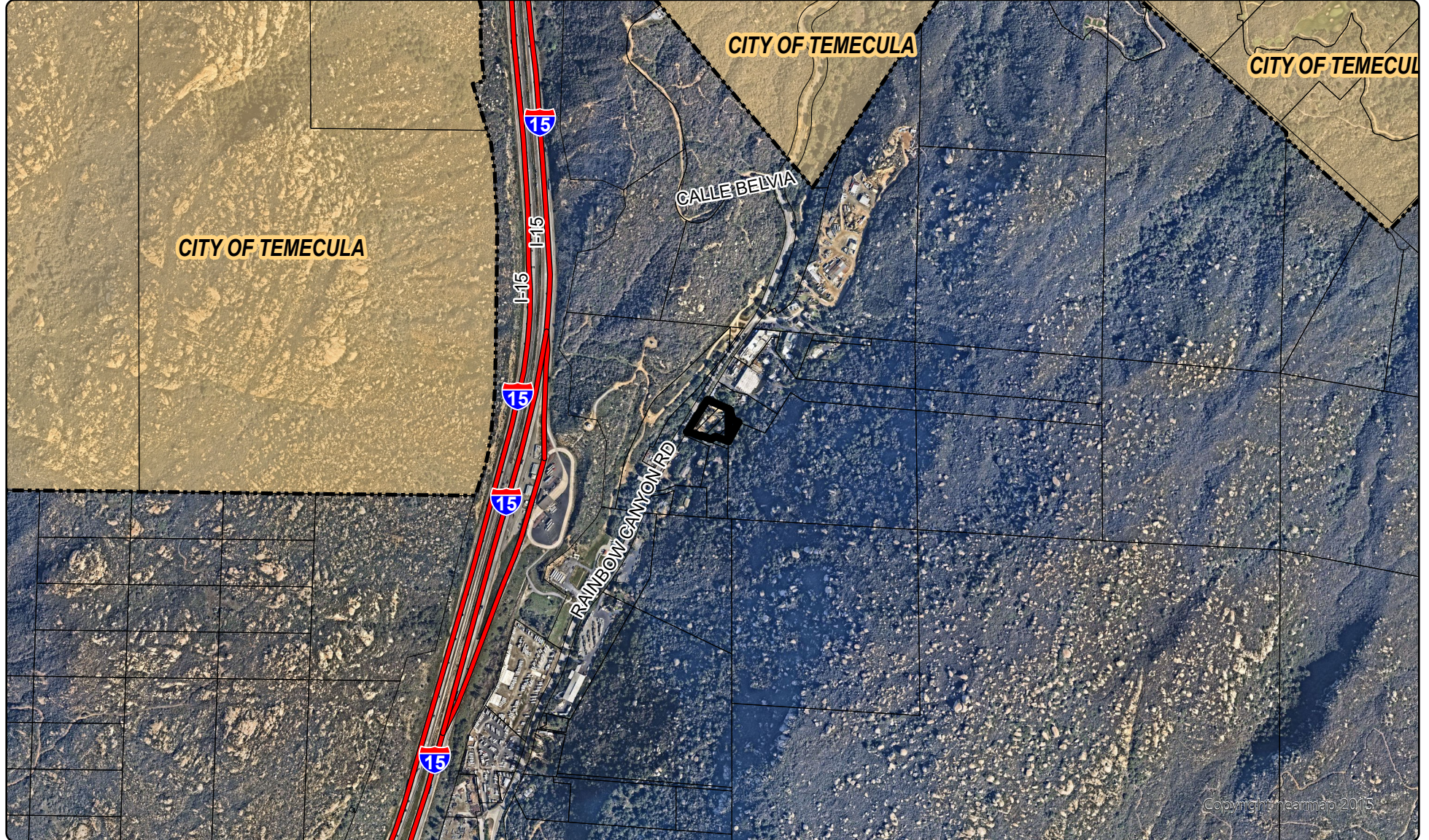
**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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- C – CUP Exhibits
 - D – Slope Analysis Exhibit
 - E – Off-Site Parking Agreements
 - F – Conditions of Approval
 - G – Notice of Exemption
-

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA200006 CZ2000022 CUP200040
VICINITY/POLICY AREAS

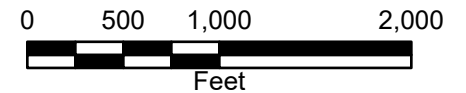
Supervisor: Washington
District 3

Date Drawn: 6/5/2024
Vicinity Map



Zoning Area: Rancho California

Author: Karen Jordan



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

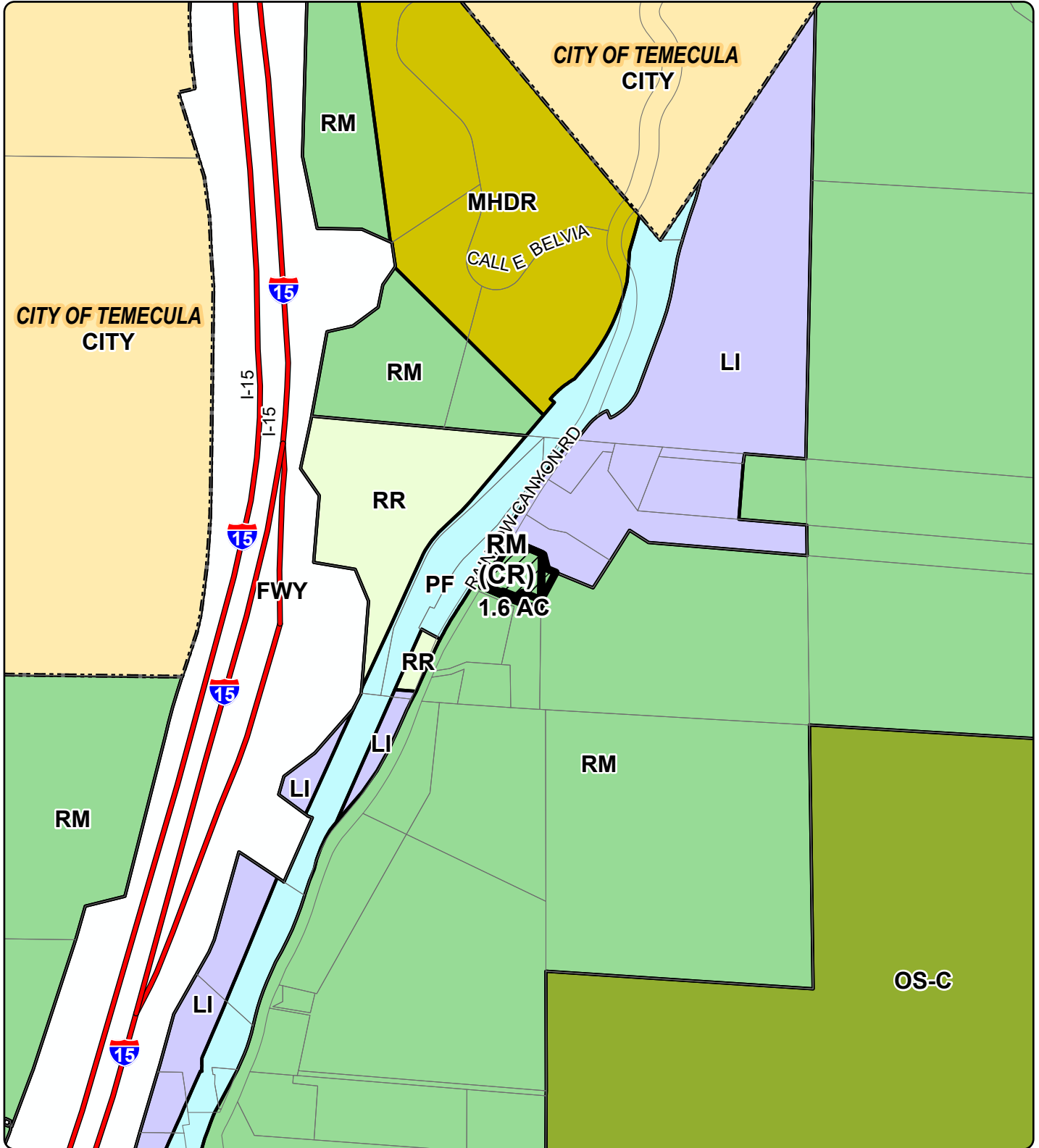
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA200006 CZ2000022 CUP200040

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 6/5/2024
Exhibit 6



Zoning District: Rancho California

Author: Karen Jordan

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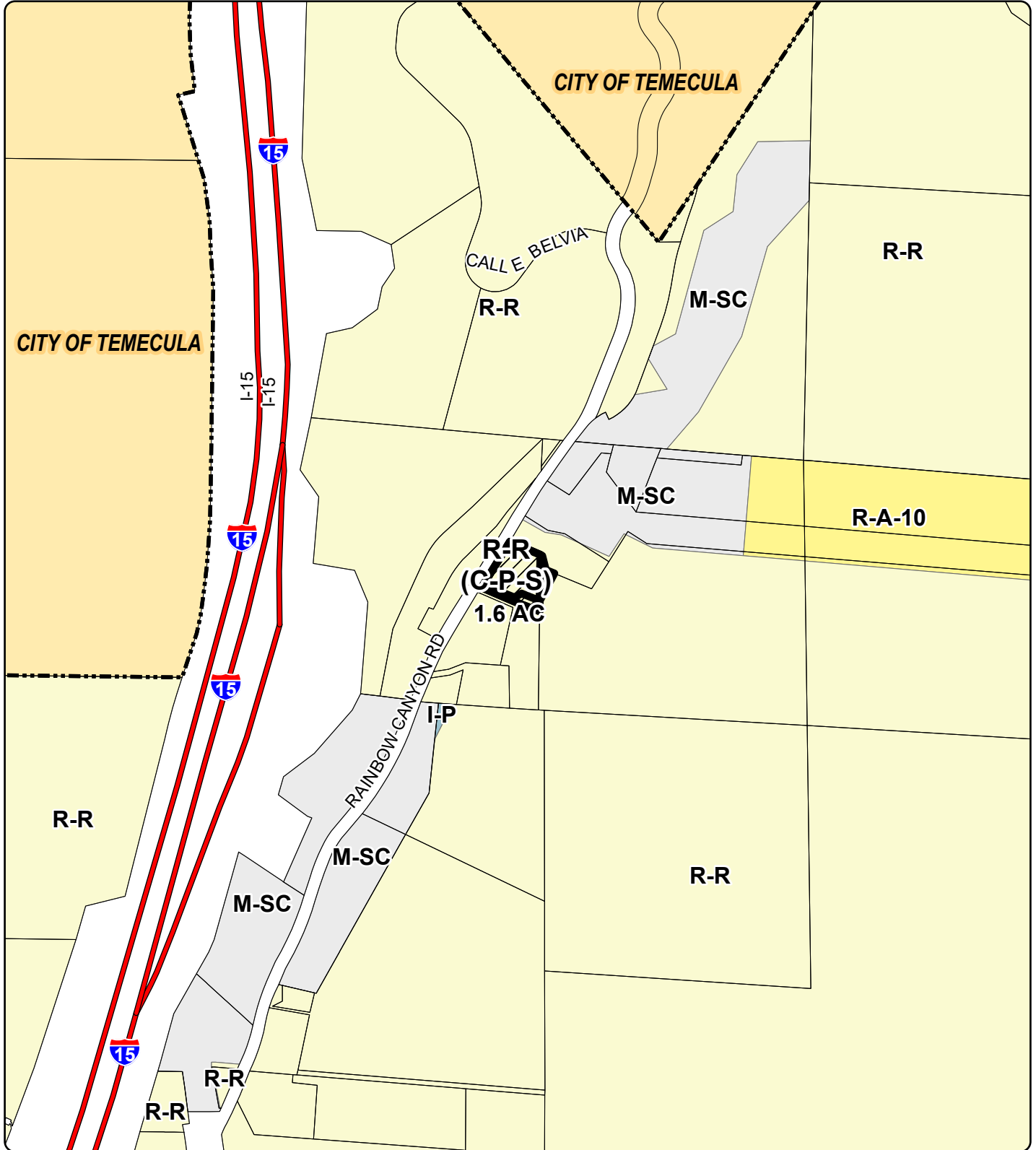


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA200006 CZ2000022 CUP200040

Supervisor: Washington
District 3

Date Drawn: 6/5/2024
Exhibit 3

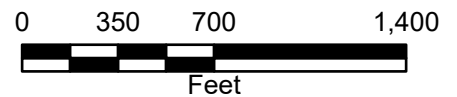
PROPOSED ZONING



Zoning District: Rancho California

Author: Karen Jordan

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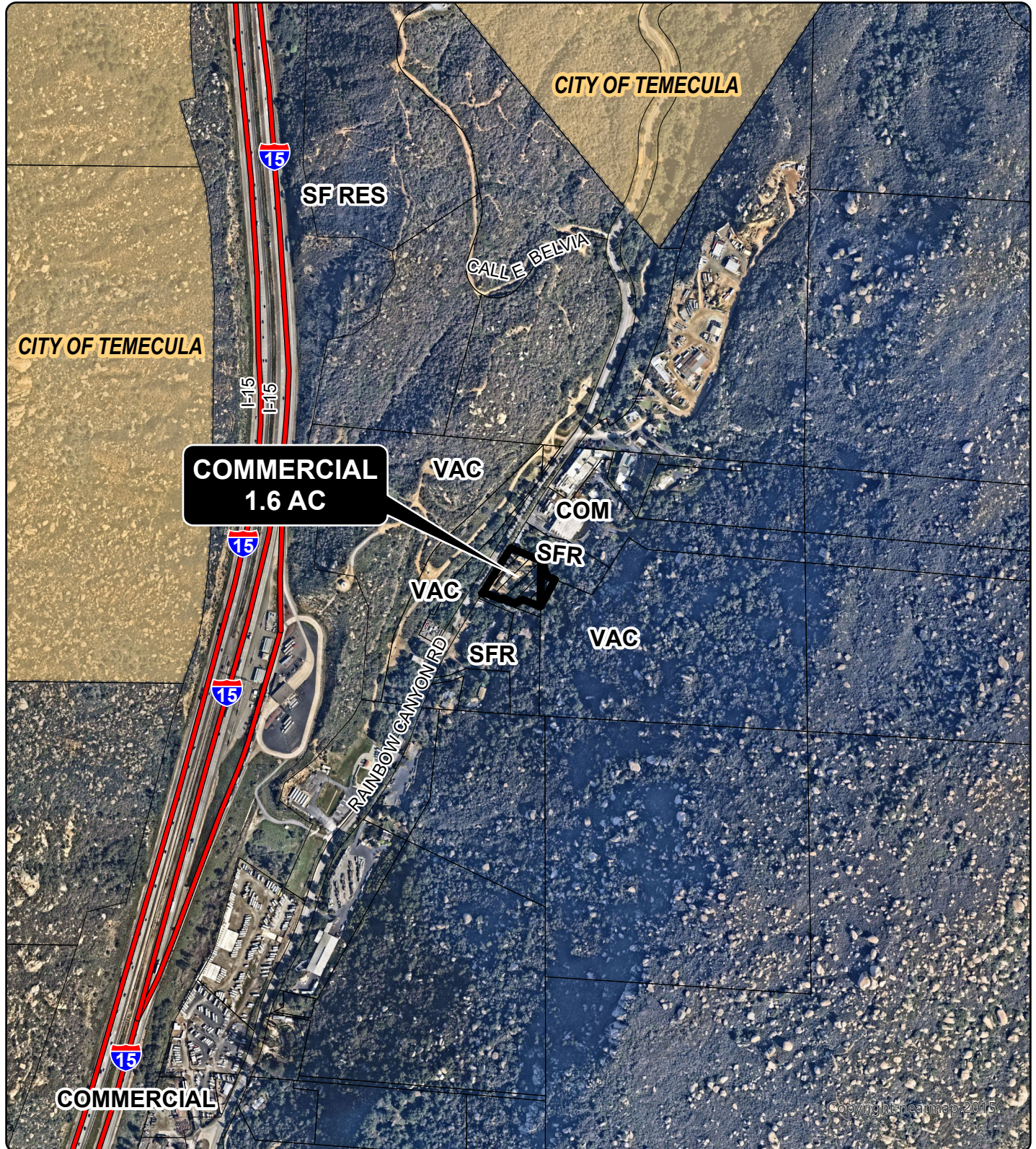


RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA200006 CZ2000022 CUP200040

Supervisor: Washington
District 3

Date Drawn: 6/5/2024
Exhibit 1

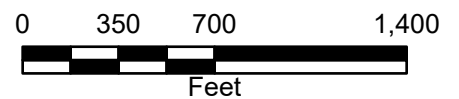
LAND USE



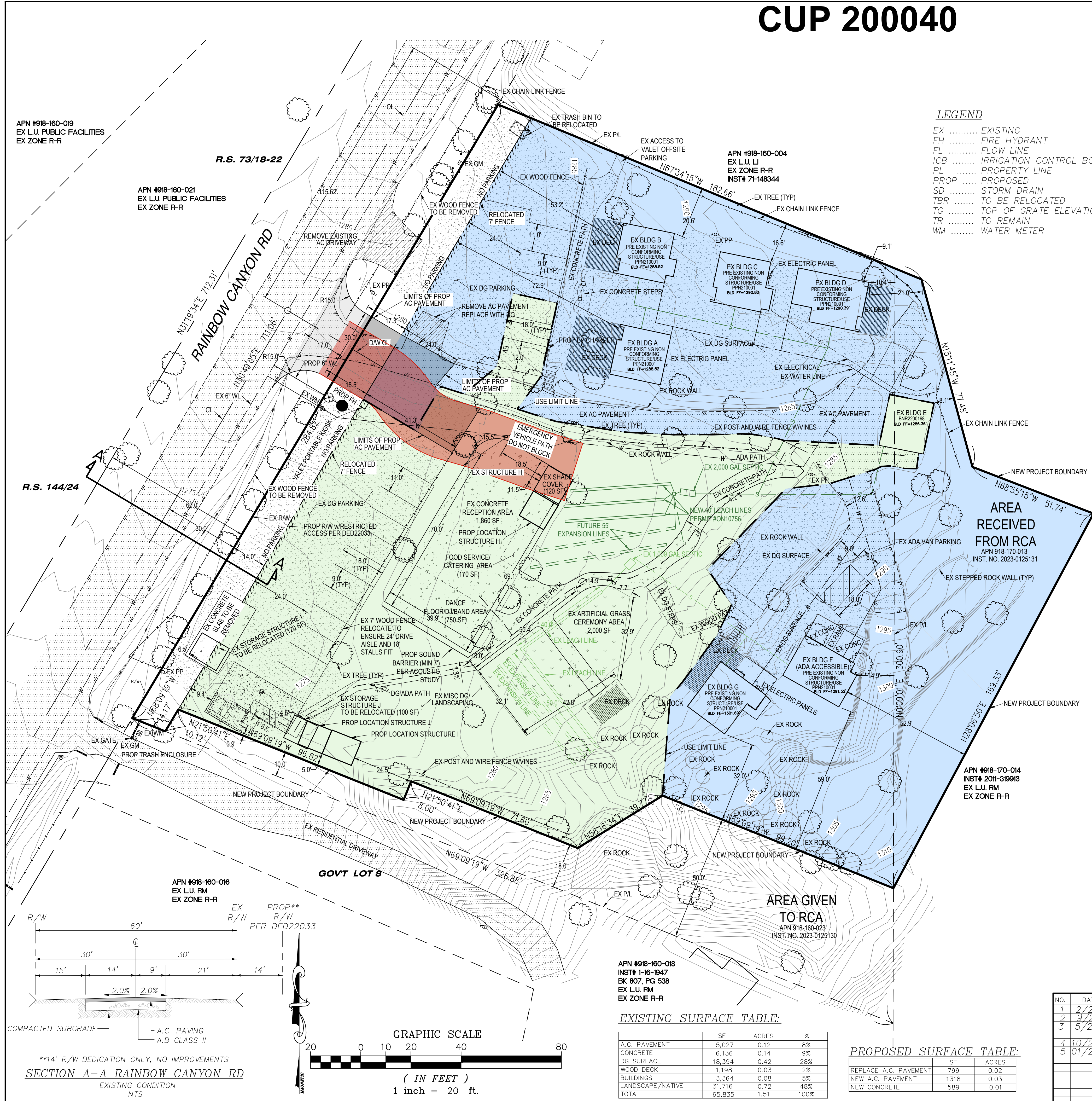
Zoning Area: Rancho California

Author: Karen Jordan

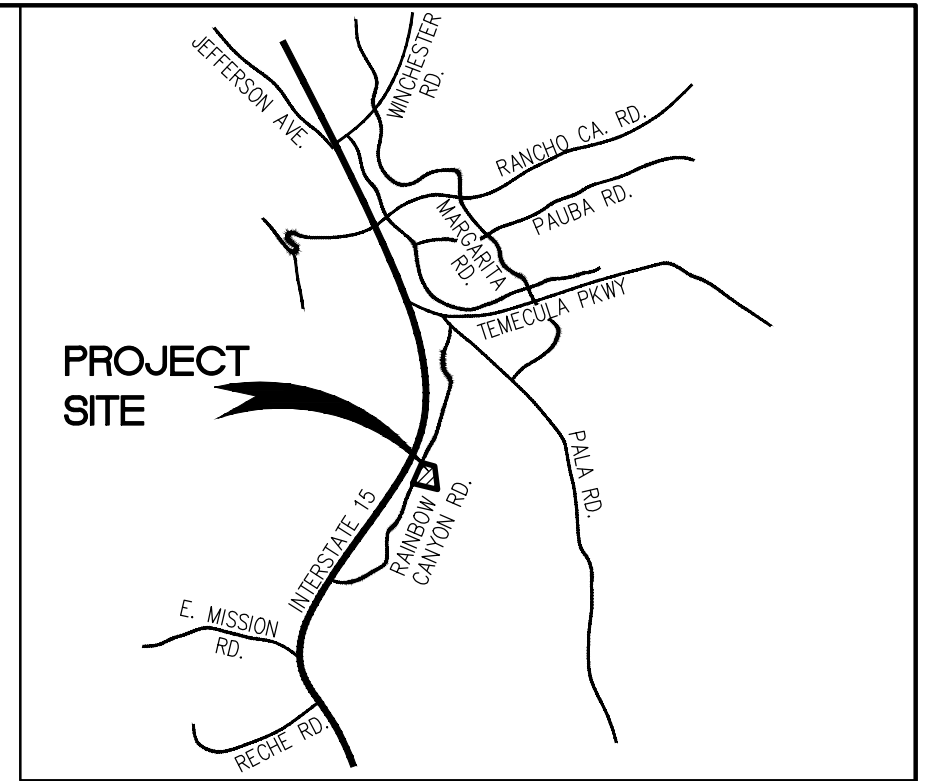
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CUP 200040



PARKING SUMMARY		SPACES	
TYPE OF USE	USE AREA/NUMBER	PARKING RATIO	REQUIRED PROVIDED
LODGING	6 COTTAGES	1 SPACE / COTTAGE (NO RESIDENT MANAGER)	6 7
AUDITORIUMS, EXHIBITION HALLS, THEATERS, MOVIE THEATERS AND SIMILAR PLACES WITH FIXED SEATS	MAXIMUM 150 GUESTS	1 SPACE / 3 SEATS	50 53*
*LODGING SPACES ARE USED DURING EVENTS FOR EVENT PARKING BY VALET, THE UPPER 4 SPACES NEAR THE COTTAGES ARE NOT VALET, BUT FOR SPECIAL EVENT GUESTS STAYING IN THE COTTAGES PER CONTRACT			7
4 SPACES USED FOR CONTRACTED EVENT MANAGER/VALET ATTENDENTS			4
ONSITE VALET SPACES			11
OFFSITE VALET SPACES (SEE SHEET 2)			28
TOTAL EVENT SPACES PROVIDED			50
ADA SPACES PROVIDED ONSITE			2
EV SPACES PROVIDED ONSITE (SEE EV PARKING NOTE ON SHEET 4)			2



- LEGEND**
- EX EXISTING
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - ICB IRRIGATION CONTROL BOX
 - PL PROPERTY LINE
 - PROP PROPOSED
 - SD STORM DRAIN
 - TBR TO BE RELOCATED
 - TG TOP OF GRADE ELEVATION
 - TR TO REMAIN
 - WM WATER METER

REASONING FOR PARKING USE:
 WE ARE USING "AUDITORIUMS, EXHIBITION HALLS, THEATERS, ETC..." AS OUR TYPE OF USE BECAUSE THESE USES ARE EVENT FACILITIES AND USE A FIXED MAXIMUM NUMBER OF SEATS. THIS PROJECT WILL BE APPROVED AS A SPECIAL EVENT FACILITY FOR A MAXIMUM OF 150 GUESTS, OR IN OTHER WORDS A "FIXED" AMOUNT OF SEATS. AREA CALCULATIONS DO NOT WORK FOR THIS TYPE OF SPECIAL EVENT FACILITY AS THERE ARE CERTAIN AREAS USED THEN GUESTS MOVE TO ANOTHER AREA. BOTH AREAS ARE NOT USED AT ONE TIME.

- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF NEVADA CALIFORNIA ELECTRIC CORPORATION FOR PUBLIC UTILITIES BY BOOK 325 PAGE 207 OF O.R., DATED 05/28/1937. (NOT PLOTTABLE)
 - AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES BY BOOK 654 PAGE 555 OF O.R., DATED 01/10/1945. (NOT PLOTTABLE)
 - AN EASEMENT FOR ROADWAY AND UTILITIES BY INST.# 176737 OF O.R., 08/22/1978. (NOT PLOTTABLE)

PROJECT DESCRIPTION
 SHORT TERM RENTAL/SPECIAL EVENT FACILITY

LEGAL DESCRIPTION
 PORTIONS OF GOVERNMENT LOT 8, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO RECORD OF SURVEY, INSTRUMENT NO. 2020-0630874 DATED 12/11/2020 AND PER GRANT DEEDS 2023-0125131, 2023-0123130 RECORDED 5/2/2023

TOTAL ORIGINAL ACREAGE:
 1.60 ACRES GROSS / 1.51 ACRES NET

EXISTING BUILDING TABLE:

BUILDING	DESCRIPTION	OCCUPANCY	AREA (SF)	HEIGHT (FT)
BUILDING A	SUITE	R-2	420	12.3
BUILDING B	SUITE	R-2	420	12.3
BUILDING C	SUITE	R-2	420	12.3
BUILDING D	SUITE	R-2	528	12.3
BUILDING E	RESTROOMS	U	340	14.3
BUILDING F	SUITE	R-2	446	11.0
BUILDING G	SUITE	R-2	450	11.0
BUILDING H	SHADE	U	120	10.0
BUILDING I	SHED	U	100	11.0
BUILDING J	SHED	U	100	8.0
TOTAL:			3,364	

- SCHOOL DISTRICT:**
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
- PLAN PREPARED:**
SEPTEMBER 2, 2020
- COUNTY SERVICE AREA:**
CSA 152
- GEOLOGICAL HAZARD:**
NOT WITHIN A FAULT ZONE
NOT ON A FAULT LINE
NOT WITHIN A LIQUEFACTION AREA
NOT WITHIN A SUBSIDENCE AREA
- FLOOD HAZARD:**
OUTSIDE FLOOD PLAIN
- THE PROJECT IS WITHIN A HIGH FIRE AREA OF THE STATE RESPONSIBILITY AREA, THE ADDITION WILL CONFORM WITH CALIFORNIA BUILDING CODE REQUIREMENTS FOR WILDLAND URBAN INTERFACE AND CALIFORNIA CODE OF REGULATIONS, TITLE 14 REQUIREMENTS FOR CONSTRUCTION IN THE STATE RESPONSIBILITY AREA

OWNER:
 HIJINX
 333 WASHINGTON BLVD #321
 MARINA DEL REY, CA 90292
 (951) 395-9744

REPRESENTATIVE:
 MARKHAM DEVELOPMENT STRATEGIES
 C/O LARRY MARKHAM
 41635 ENTERPRISE CIR. N. STE. B
 TEMECULA, CA 92590
 (909) 322-8482
 LRM@MARKHAMD.COM

APN #918-160-019
 EX L.U. PUBLIC FACILITIES
 EX ZONE R-R

APN #918-160-021
 EX L.U. PUBLIC FACILITIES
 EX ZONE R-R

APN #918-160-004
 EX L.U. LI
 EX ZONE R-R
 INST# 71-148344

AREA RECEIVED FROM RCA
 APN 918-170-013
 INST. NO. 2023-0125131

APN #918-170-014
 INST# 2011-319913
 EX L.U. FM
 EX ZONE R-R

AREA GIVEN TO RCA
 APN 918-160-023
 INST. NO. 2023-0125130

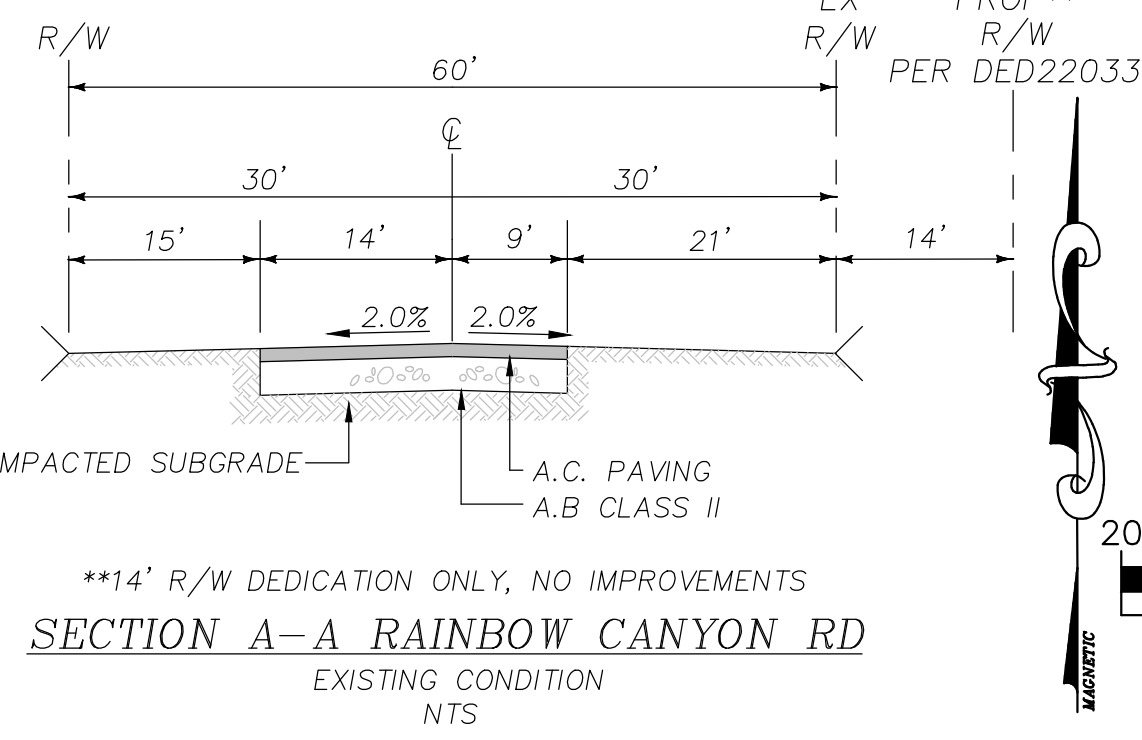
APN #918-160-018
 INST# 1-16-1947
 BK 807, PG 538
 EX L.U. FM
 EX ZONE R-R

EXISTING SURFACE TABLE:

	SF	ACRES	%
A.C. PAVEMENT	5,027	0.12	8%
CONCRETE	6,136	0.14	9%
DG SURFACE	18,394	0.42	28%
WOOD DECK	1,198	0.03	2%
BUILDINGS	3,364	0.08	5%
LANDSCAPE/NATIVE	31,716	0.72	48%
TOTAL	65,835	1.51	100%

PROPOSED SURFACE TABLE:

	SF	ACRES
REPLACE A.C. PAVEMENT	799	0.02
NEW A.C. PAVEMENT	1318	0.03
NEW CONCRETE	589	0.01



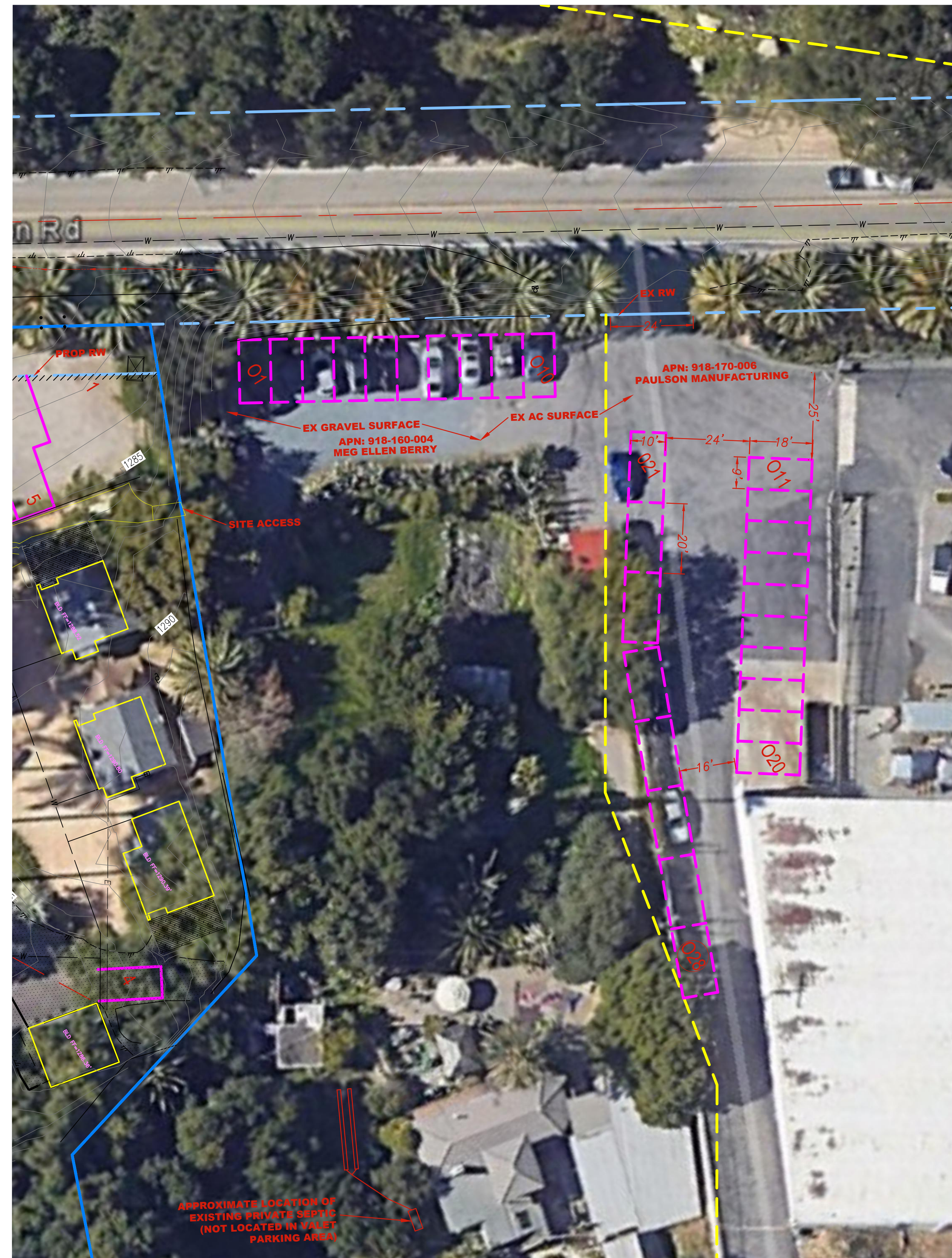
APPLICANT:
 TEMECULA CREEK COTTAGES
 C/O DAVID LESTER
 30374 POINT MARINA DRIVE,
 CANYON LAKE, CA 92587
 (951) 395-9744
 DAVE@TEMECULACREEKCOTTAGES.COM

PREPARED BY:

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 41635 Enterprise Circle N. - Suite B
 Temecula, California 92590
 TEL: (951) 296-3466 INFO@4MED.NET

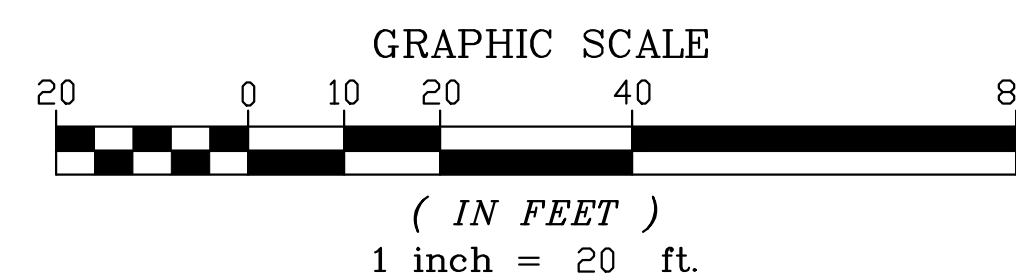
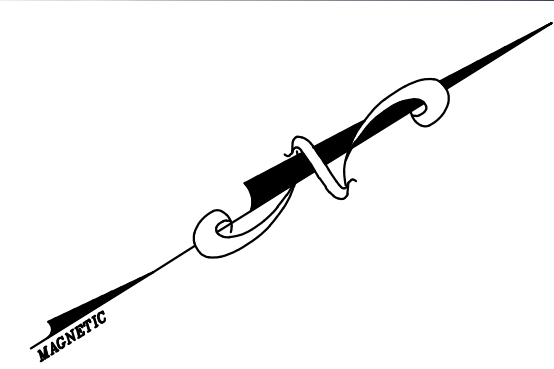
REGISTERED PROFESSIONAL ENGINEER
 KIRK R. MEDEIROS
 No. 86558
 Exp. 3/31/25
 CIVIL
 STATE OF CALIFORNIA

CUP 200040 OFFSITE VALET PARKING EXHIBIT



SEPTIC NOTE:
 NO SEPTIC EQUIPMENT (TANKS, LINES, ETC.) ARE LOCATED WITHIN THE VALET PARKING AREAS ON NEIGHBOR'S PROPERTIES (BERRY & PAULSON).

OWNER: HIJINX 333 WASHINGTON BLVD #321 MARINA DEL REY, CA 90292 (951) 395-9744	REPRESENTATIVE: MARKHAM DEVELOPMENT STRATEGIES C/O LARRY MARKHAM 41635 ENTERPRISE CIR. N. STE. B TEMECULA, CA 92590 (909) 322-8482 LRM@MARKHAMS.COM
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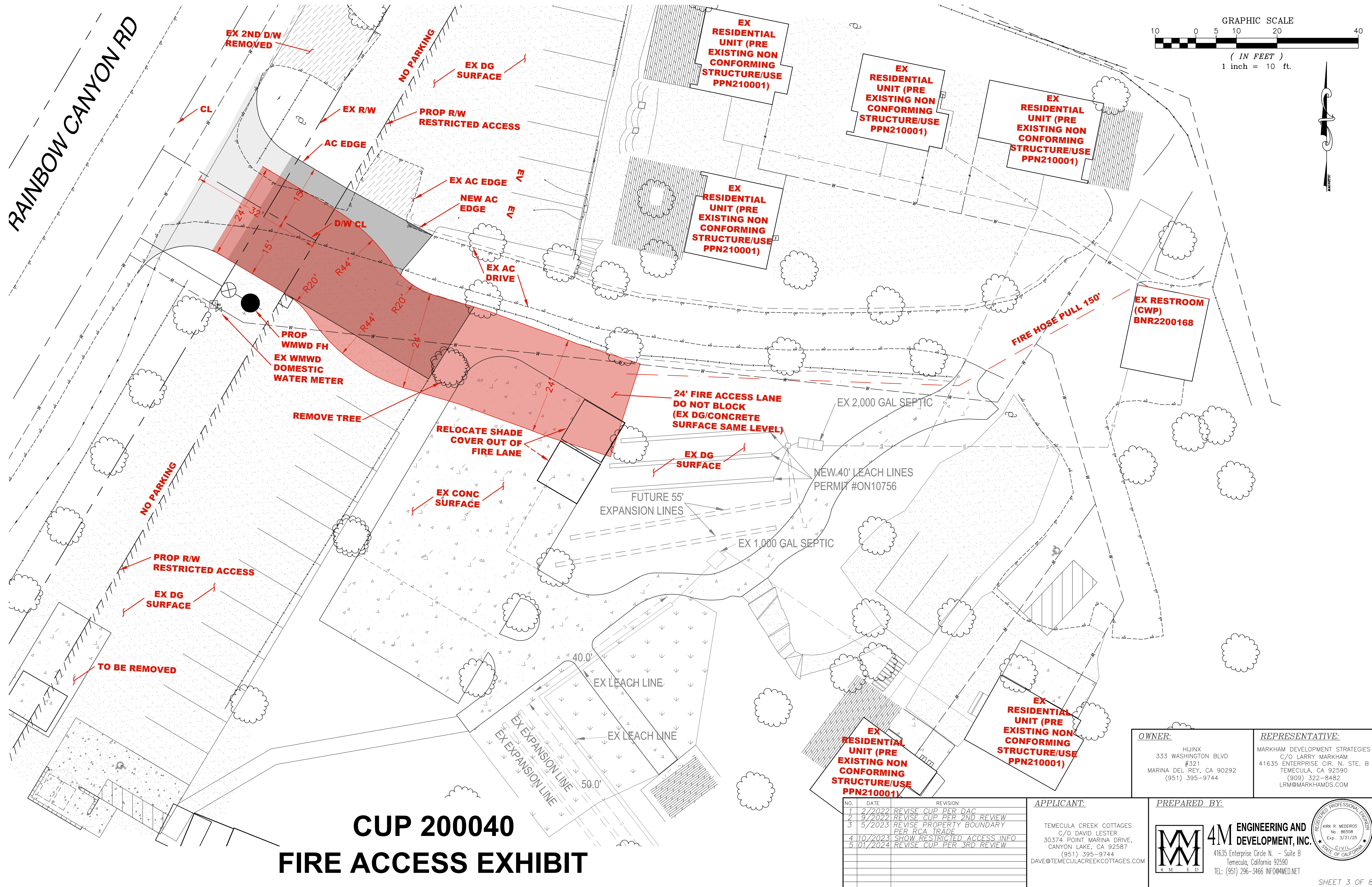
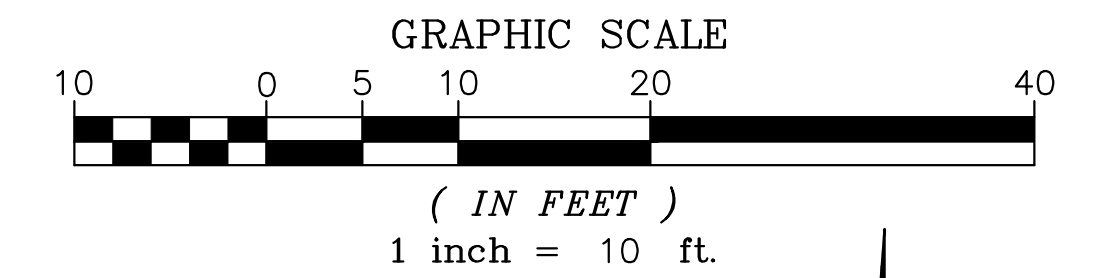
NO.	DATE	REVISION
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2	9/2022	REVISE CUP PER 2ND REVIEW
3	5/2023	REVISE PROPERTY BOUNDARY PER RCA TRADE
4	10/2023	SHOW RESTRICTED ACCESS INFO
5	01/2024	REVISE CUP PER 3RD REVIEW

APPLICANT:
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RAINBOW CANYON RD



**CUP 200040
FIRE ACCESS EXHIBIT**

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C/O DAVID LESTER
30374 POINT MARINA DRIVE,
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41635 Enterprise Circle N. - Suite B
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TEL: (951) 296-3466 INFO@4MED.NET

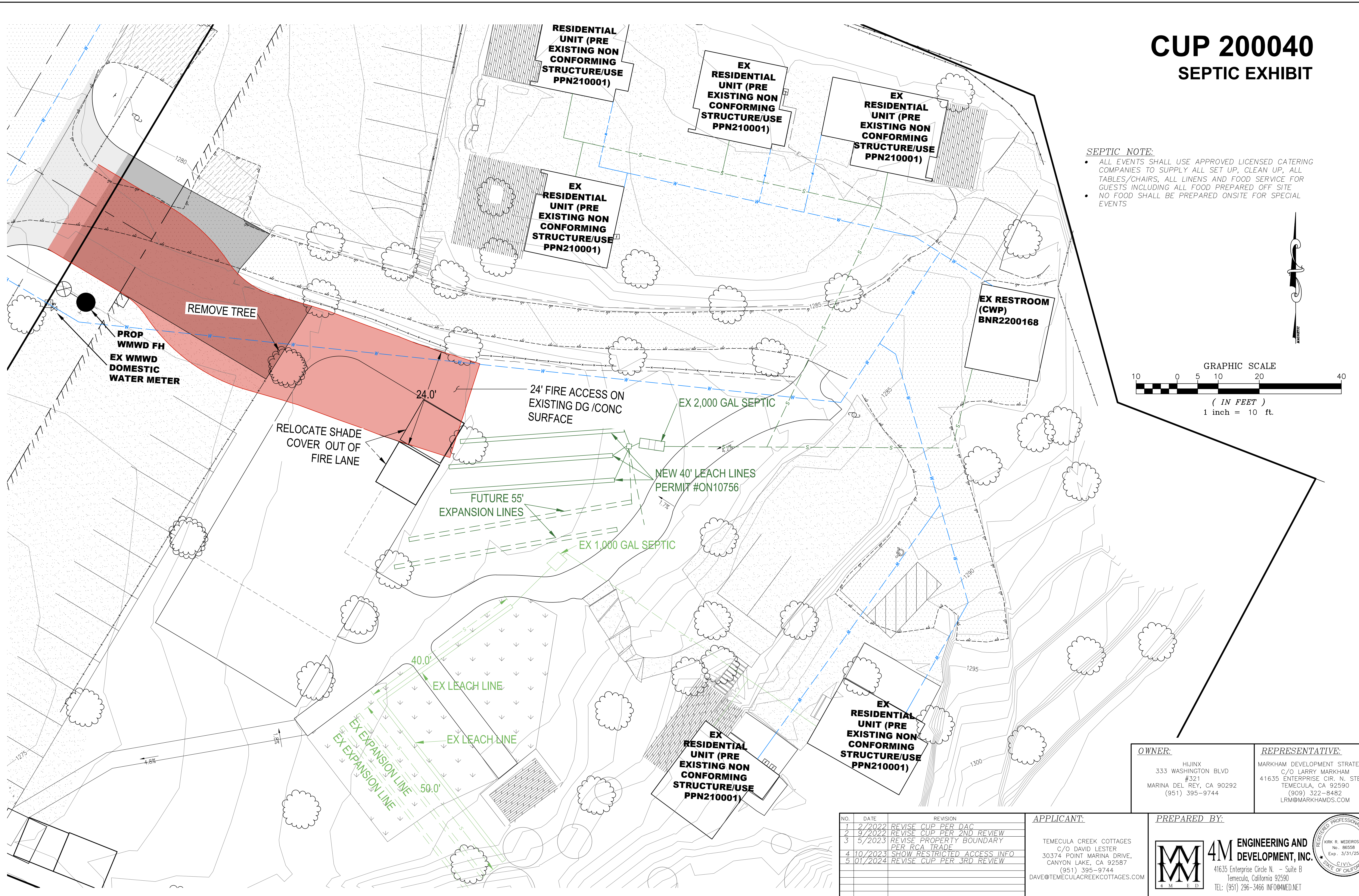
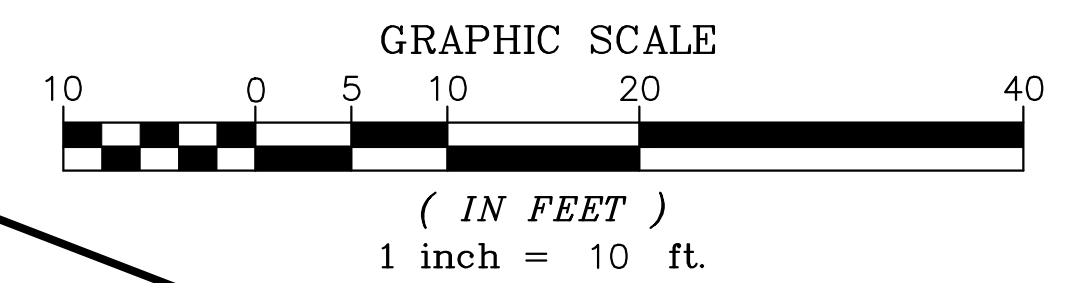
OWNER:
HIJINX
333 WASHINGTON BLVD
#321
MARINA DEL REY, CA 90292
(951) 395-9744

REPRESENTATIVE:
MARKHAM DEVELOPMENT STRATEGIES
C/O LARRY MARKHAM
41635 ENTERPRISE CIR. N. STE. B
TEMECULA, CA 92590
(909) 322-8482
LRM@MARKHAMDS.COM



CUP 200040 SEPTIC EXHIBIT

- SEPTIC NOTE:**
- ALL EVENTS SHALL USE APPROVED LICENSED CATERING COMPANIES TO SUPPLY ALL SET UP, CLEAN UP, ALL TABLES/CHAIRS, ALL LINENS AND FOOD SERVICE FOR GUESTS INCLUDING ALL FOOD PREPARED OFF SITE
 - NO FOOD SHALL BE PREPARED ONSITE FOR SPECIAL EVENTS



OWNER: HIJINX 333 WASHINGTON BLVD #321 MARINA DEL REY, CA 90292 (951) 395-9744	REPRESENTATIVE: MARKHAM DEVELOPMENT STRATEGIES C/O LARRY MARKHAM 41635 ENTERPRISE CIR. N. STE. B TEMECULA, CA 92590 (909) 322-8482 LRM@MARKHAMS.COM
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APPLICANT:
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CUP 200040 ONSITE/OFFSITE PARKING WAIVER/EXCEPTION EXHIBIT



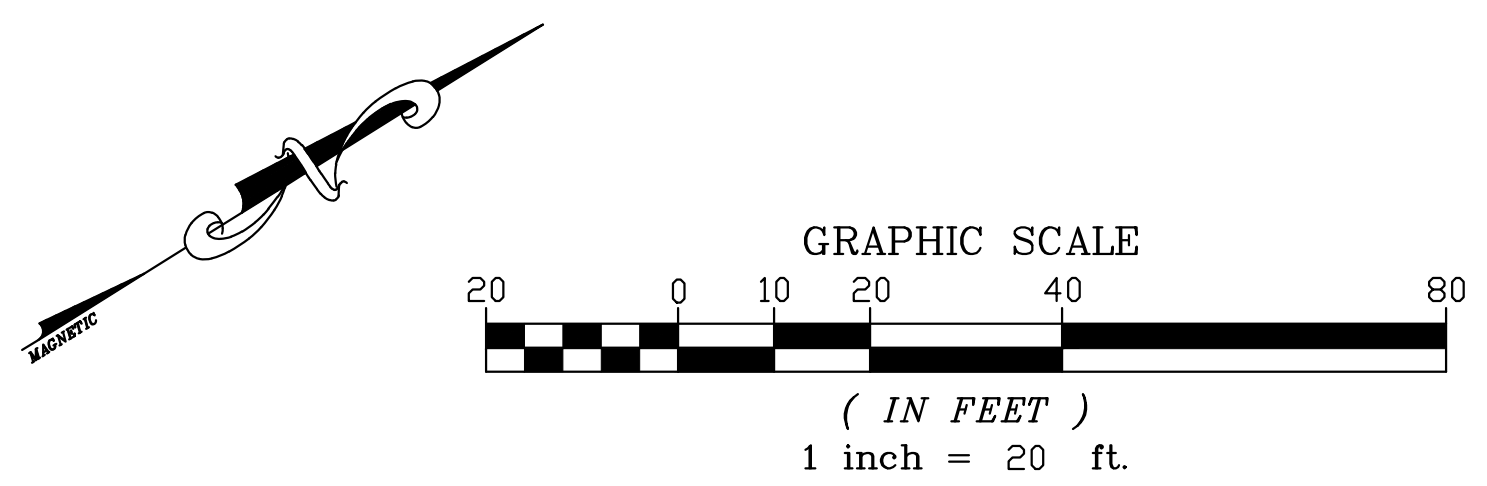
LODGING AREA
 SPECIAL EVENT AREA

PARKING:
 ONSITE PARKING (X): 22 SPACES
 ADDITIONAL OFFSITE VALET SPACES (OX): 28

PARKING SUMMARY		SPACES	
TYPE OF USE	USE AREA/NUMBER	PARKING RATIO	REQUIRED PROVIDED
LODGING	6 COTTAGES	1 SPACE / COTTAGE (NO RESIDENT MANAGER)	6 10
AUDITORIUMS, EXHIBITION HALLS, THEATERS, MOVIE THEATERS AND SIMILAR PLACES WITH FIXED SEATS	MAXIMUM 150 GUESTS	1 SPACE / 3 SEATS	50 50*
*LODGING SPACES ARE USED DURING EVENTS FOR EVENT PARKING BY VALET, THE UPPER 4 SPACES NEAR THE COTTAGES ARE NOT VALET, BUT FOR SPECIAL EVENT GUESTS STAYING IN THE COTTAGES PER CONTRACT			10
4 SPACES USED FOR CONTRACTED EVENT MANAGER/VALET ATTENDANTS			4
ONSITE VALET SPACES			8
OFFSITE VALET SPACES (SEE SHEET 2)			28
TOTAL EVENT SPACES PROVIDED			50
ADA SPACES PROVIDED ONSITE			2
EV SPACES PROVIDED ONSITE (SEE EV PARKING NOTE ON SHEET 4)			2

REASONING FOR PARKING USE:
 WE ARE USING "AUDITORIUMS, EXHIBITION HALLS, THEATERS, ETC..." AS OUR TYPE OF USE BECAUSE THESE USES ARE EVENT FACILITIES AND USE A FIXED MAXIMUM NUMBER OF SEATS. THIS PROJECT WILL BE APPROVED AS A SPECIAL EVENT FACILITY FOR A MAXIMUM OF 150 GUESTS, OR IN OTHER WORDS A "FIXED" AMOUNT OF SEATS. AREA CALCULATIONS DO NOT WORK FOR THIS TYPE OF SPECIAL EVENT FACILITY AS THERE ARE CERTAIN AREAS USED THEN GUESTS MOVE TO ANOTHER AREA. BOTH AREAS ARE NOT USED AT ONE TIME.

EV PARKING NOTE:
 EV PARKING SPACES ARE LOCKED 24/7 AND ARE SOLELY AVAILABLE FOR THE USE OF REGISTERED GUESTS OF TEMECULA CREEK COTTAGES AND/OR BY VALET PARKERS, UPON REQUEST BY EVENT GUEST/S. THE EV SPACES ARE NOT AVAILABLE TO THE GENERAL PUBLIC



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APPLICANT:
 TEMECULA CREEK COTTAGES
 C/O DAVID LESTER
 41707 PARADO DEL SOL DRIVE
 TEMECULA, CA 92592
 (951) 314-6499
 DAVE@TEMECULACREEKCOTTAGES.COM

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OWNER:
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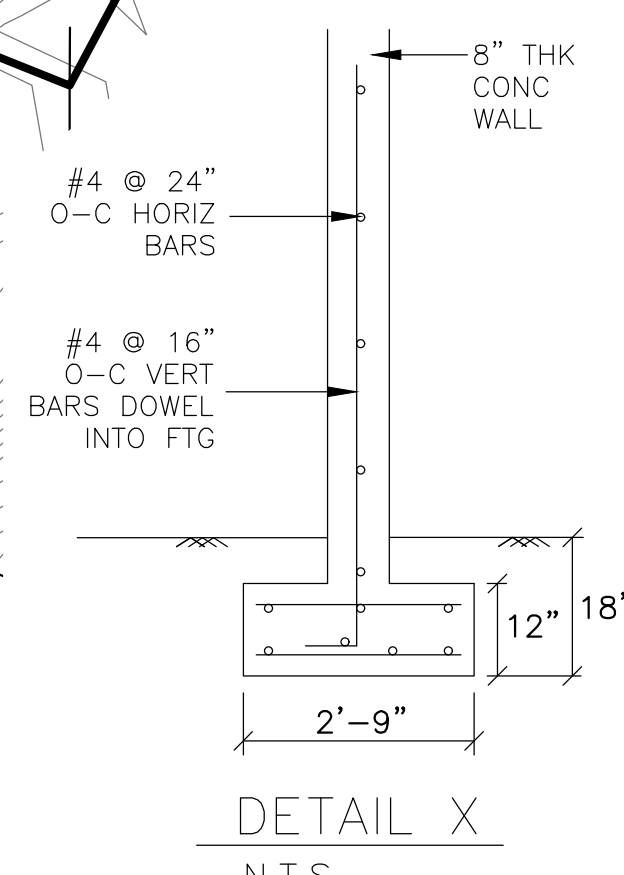
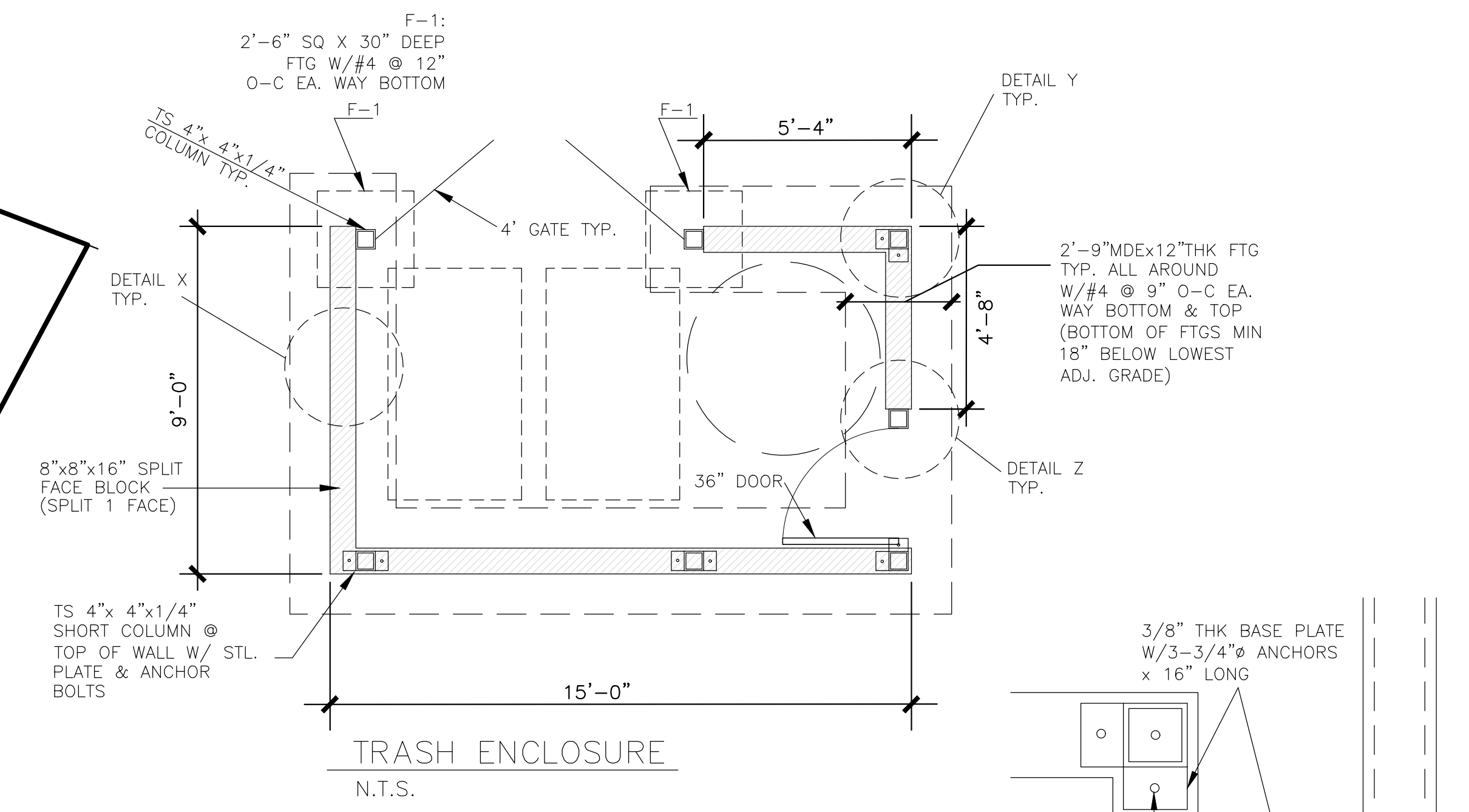
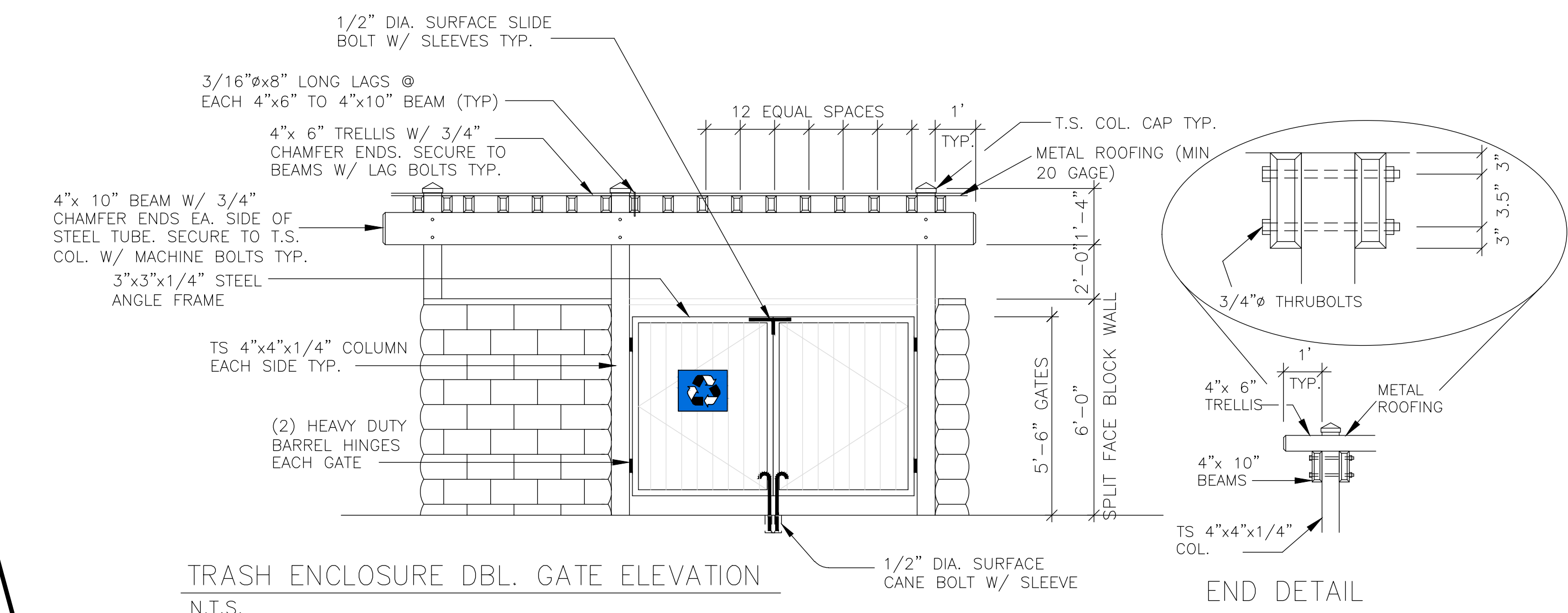
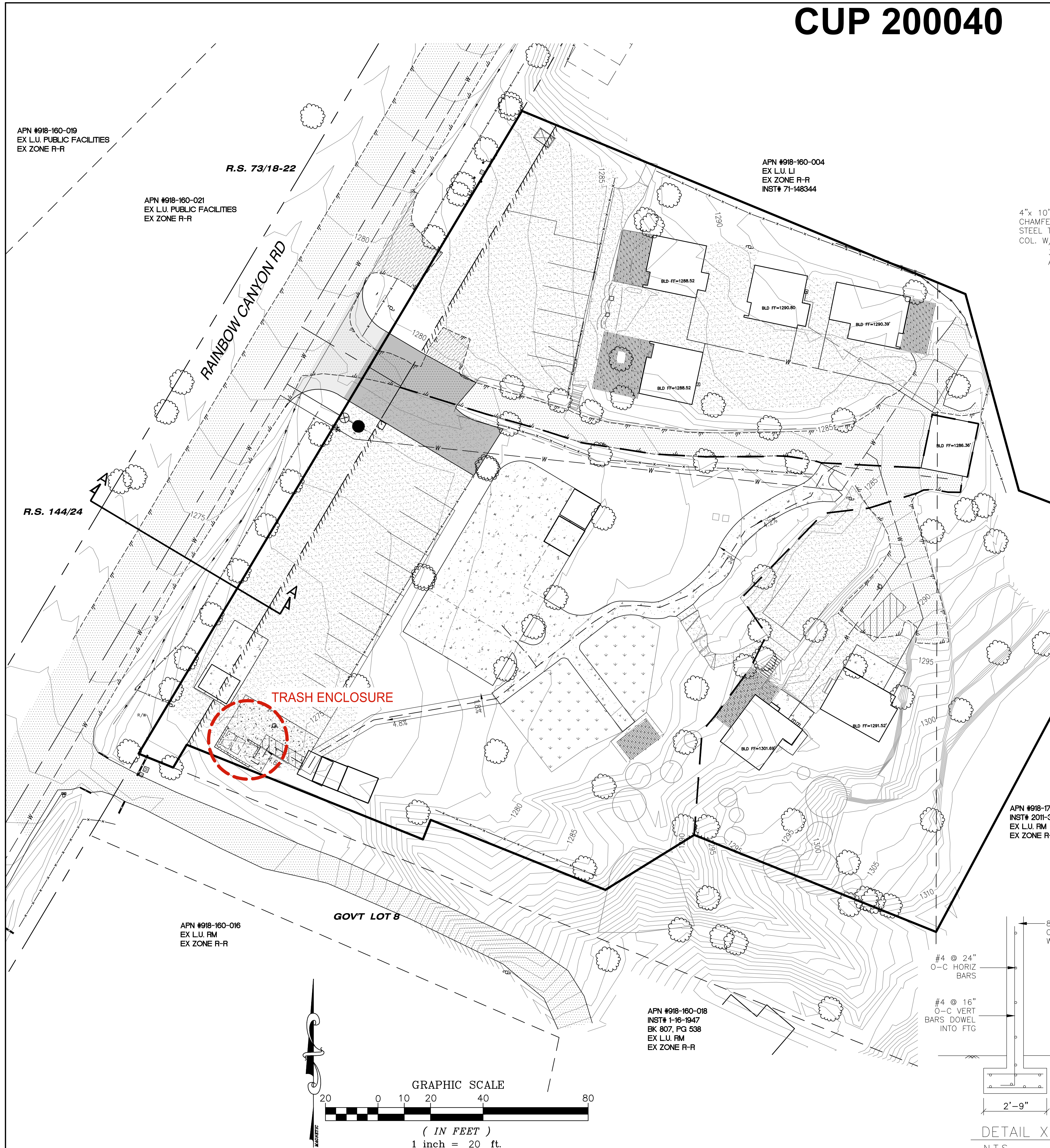
REPRESENTATIVE:
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CUP 200040

TRASH ENCLOSURE SPACE RECOMMENDATION PER DESIGN GUIDELINES FROM RCWMD

DEFINITION:
GENERAL COMMERCIAL/LT INDUSTRIAL = ONE 4 CY REFUSE BIN, ONE 4 CY RECYCLABLES BIN, ONE 4 CY ORGANICS BIN PER 20,000 SF
REQUIRED:
BUILDING SIZE TOTAL 3,364 SF = 1 REFUSE BIN AND 1 RECYCLABLES BIN



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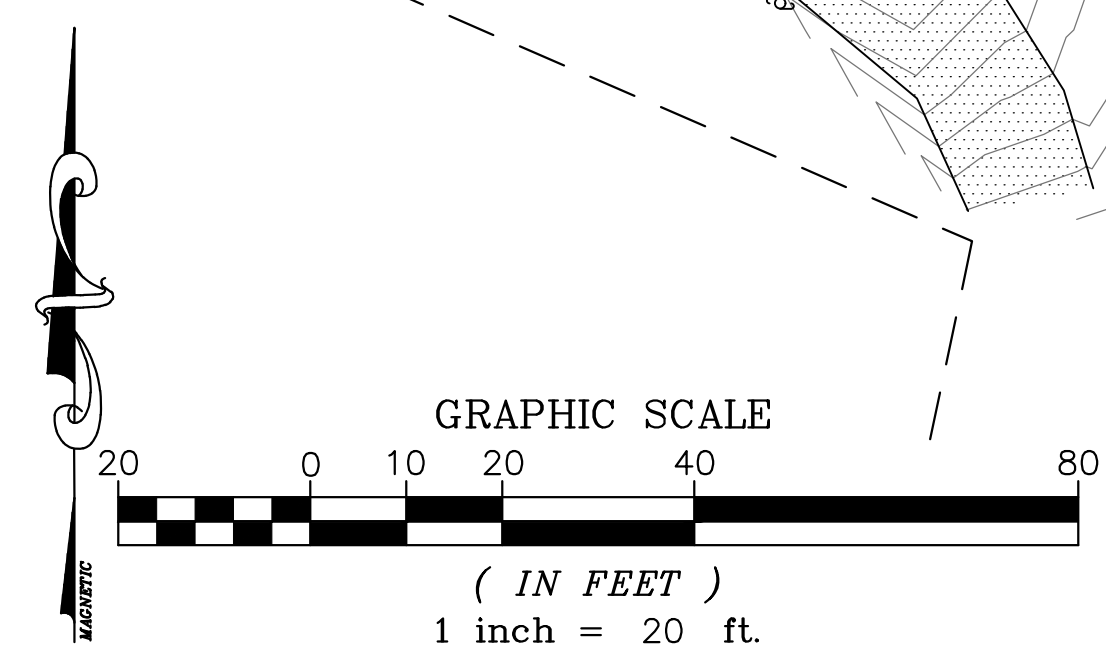
APPLICANT:
TEMECULA CREEK COTTAGES
C/O DAVID LESTER
30374 POINT MARINA DRIVE,
CANYON LAKE, CA 92587
(951) 395-9744
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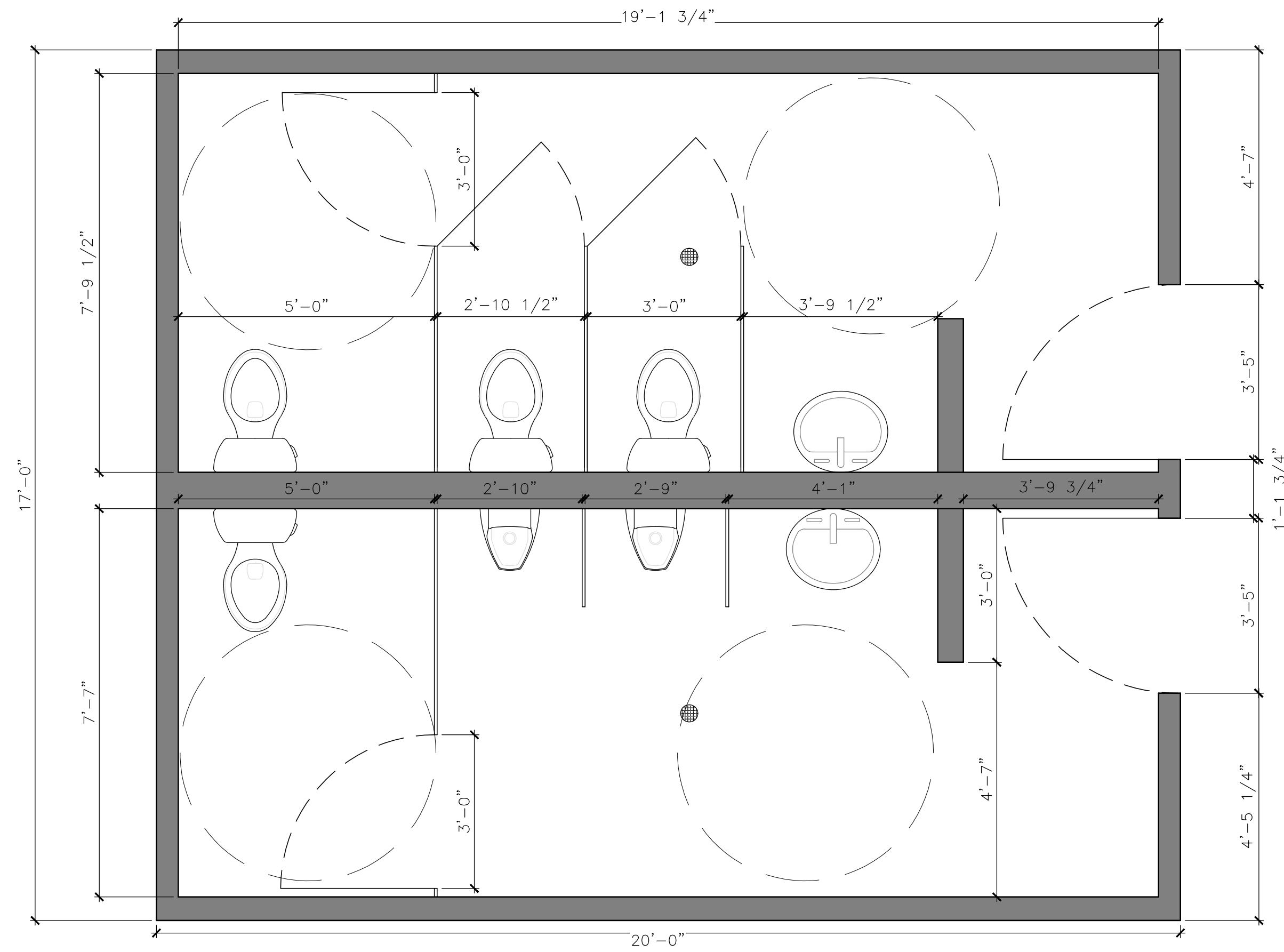
REPRESENTATIVE:
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41635 ENTERPRISE CIR. N. STE. B
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CUP 200040 RESTROOM BNR2200168



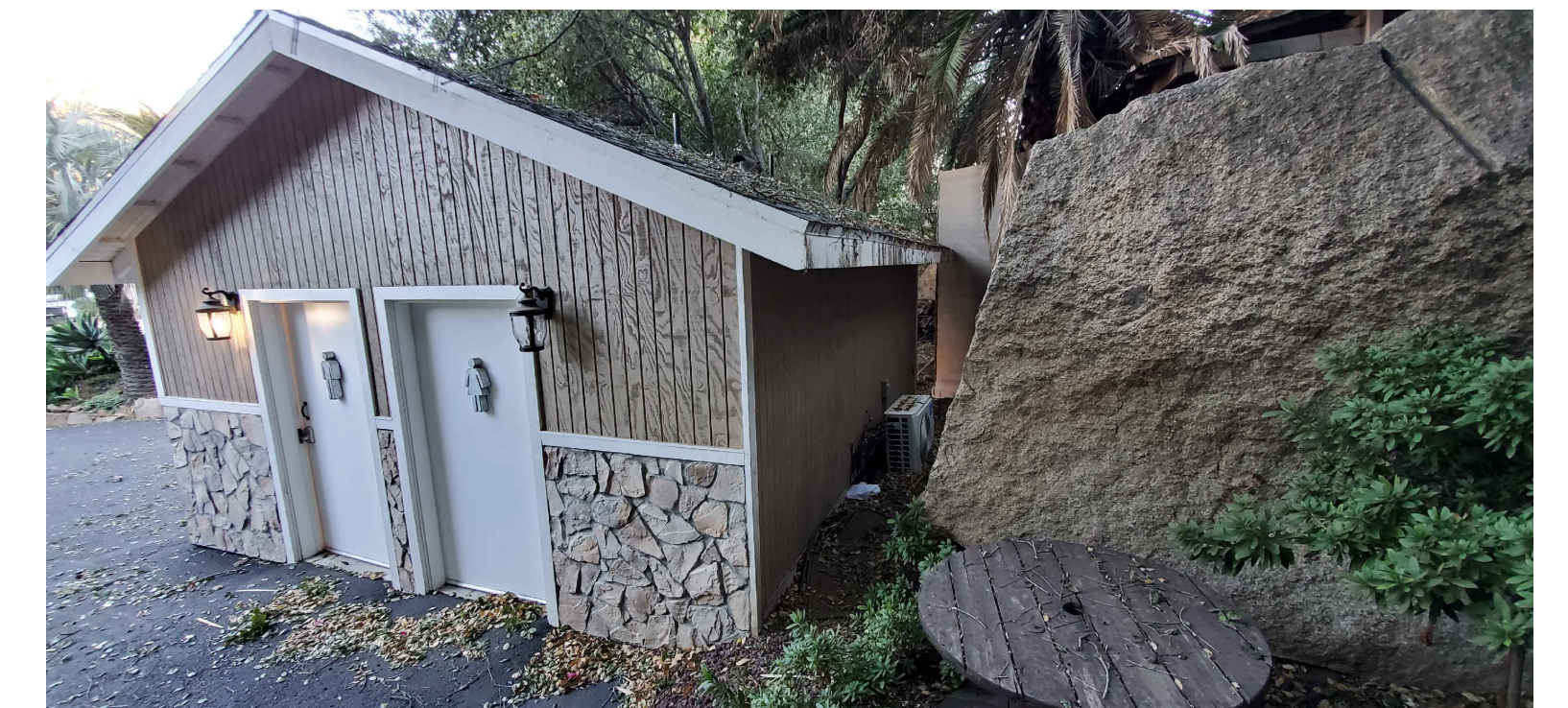
PLAN VIEW
SCALE: 1"=2'



WEST PROFILE
NTS



SW PROFILE
NTS



SE PROFILE
NTS



SOUTH PROFILE
NTS



NORTH PROFILE
NTS

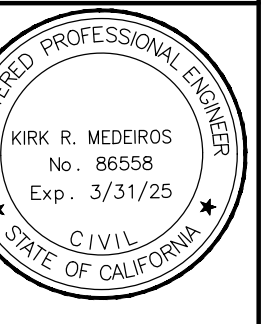
<p>OWNER: HIJINX 333 WASHINGTON BLVD #321 MARINA DEL REY, CA 90292 (951) 395-9744</p>	<p>REPRESENTATIVE: MARKHAM DEVELOPMENT STRATEGIES C/O LARRY MARKHAM 41635 ENTERPRISE CIR. N. STE. B TEMECULA, CA 92590 (909) 322-8482 LRM@MARKHAMDS.COM</p>
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CUP 200040



STRUCTURE I (120 SF STORAGE)
NTS



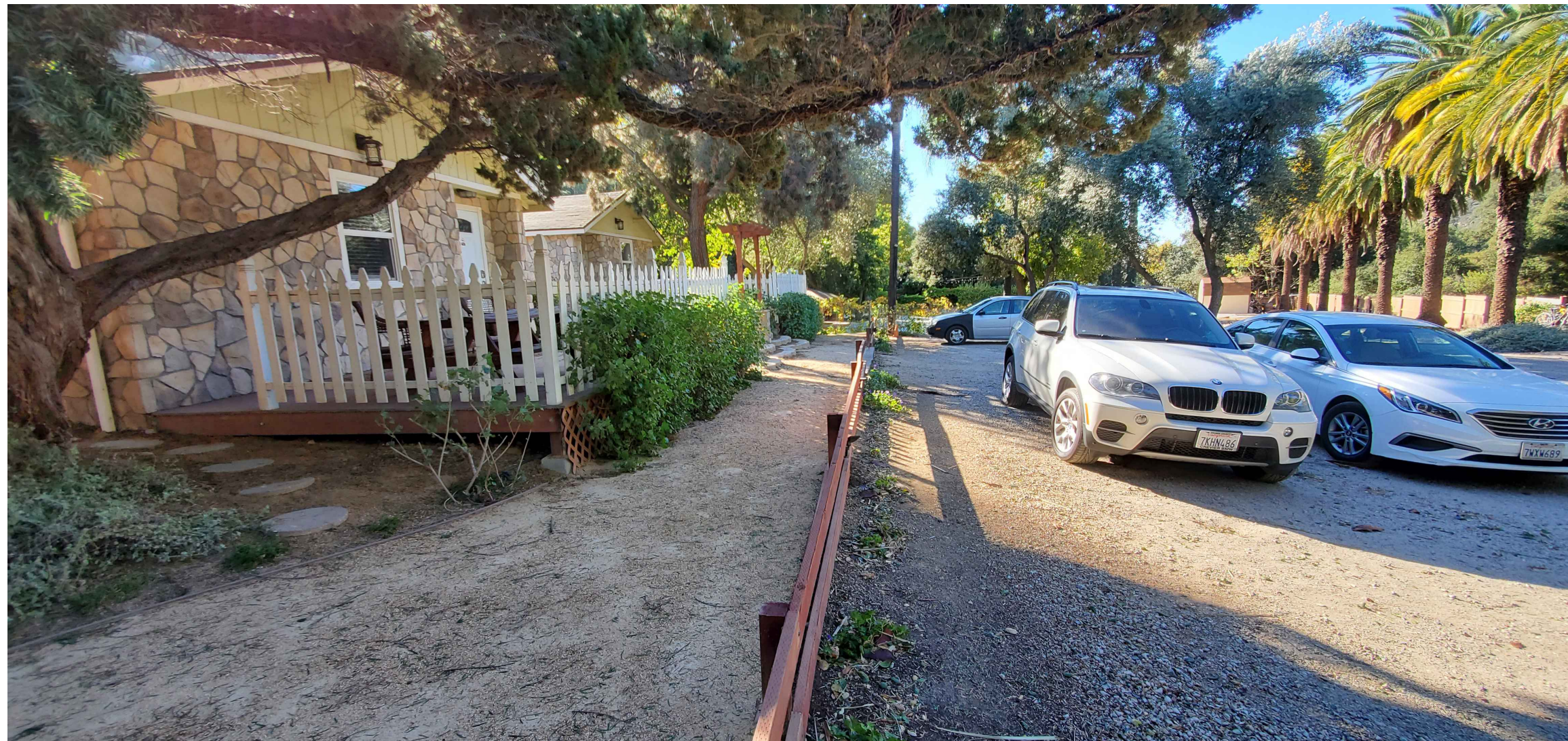
EX STRUCTURE J (100 SF STORAGE)
NTS



EX SPECIAL EVENT PARKING AREA
NTS



EX STRUCTURE H (120 SF SHADE COVER)
WITH RELOCATABLE COUNTER TOPS
NTS



EX SHORT TERM RENTAL PARKING AREA
NTS



EX STREET VIEW WITH MONUMENT SIGN
NTS

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STATEMENT OF OPERATIONS / PROJECT DESCRIPTION

Temecula Creek Cottages & Special Event Facility
46880 Rainbow Canyon Road Temecula, CA 92592
1.51 net acres APN 918-160-024 & 918-170-013

EXISTING LODGING RENTAL SITE INFORMATION

- The lodging rental site is comprised of 0.85 net acres with six existing rental cottages 420 sq ft to 528 sq ft, which are available for lodging rental. Each cottage has one bedroom with bath and kitchenette (small refrigerator, electric stove top & microwave) and one cottage is ADA compliant.
- Approved Non-Conforming Uses/Structures PPN 210001 for existing cottages.
- Two storage sheds 120 sq ft & 100 sq ft for caretaker use.
- Proposed trash enclosure.
- The rental site has one independent contractor who is the Groundskeeper/Caretaker and lives off site.

EXISTING LODGING RENTAL UNITS

- During special events the cottages shall only be available to special event attendees and not open to other lodging renters use as per venue contract.
- Lodging rental of (6) existing six cottages offered through Airbnb and information and booking through owner website.
- Approved Non-Conforming Uses/Structures PPN 210001 for existing cottages.
- All reservations, payment, check in, and check out are managed electronically & remotely.
- House cleaning and laundry supplied by 3rd party company Wize Choice Cleaning.

EVENT VENUE INFORMATION

- The event venue is comprised of 0.66 net acres with:
 1. Existing 2,000 sq ft ceremony area with existing artificial grass site is set up with chairs that are moved from ceremony to reception / event site.
 2. Existing 3,000 sq ft reception /event site (existing concrete pad), used for dining and dance area set up with tables and chairs.
 3. Existing Unisex restroom facility 340 sq ft. (CWP # BNR 2200168) which is plan check approved pending CUP approval.
 4. Existing shade structure 120 sq ft.

EMPLOYEES

- Venue Wedding Coordinator and Event/Venue Manager will manage the event during the entirety of the event. Event Party may hire a private personal coordinator for personal needs only.
- The venue is open to tour by appointment only Monday through Sunday from 11:00 am to 2:00 pm with either the Venue Coordinator or Event/Venue Manager.
- Venue Wedding Coordinator and Event/Venue Manager shall be onsite the day of the rehearsal and day of event for coordination and management, and security will be provided for event, by approved private security vendor as required, and all live offsite.

NUMBER OF EVENTS PER WEEK/PER YEAR AND HOURS/DAYS OF OPERATION

- A maximum of three (3) events a week may be held on Saturday, Sunday (one per day) and no more than one event Monday through Friday evening.
- A maximum of 100 events are held per year at the venue.
- The maximum guest count per weekend event shall be 150 guests including vendors.

- The maximum guest count per one (1) weekday event is 50 guests including vendors.
- Use of the facilities on Saturday shall be limited to the hours of 2:00 pm to 10:00 pm
- Use of the facilities on Sunday shall be limited to the hours of 2:00 pm to 8:00 pm.
- An occasional event may be held weekdays, Monday through Friday from 6:30 p.m. to 8:00 p.m. to reduce conflict with adjacent parcels and Rainbow Canyon Road peak traffic hours.
- Event facility set up starts at 10:00 am. and final clean-up ending at 11:00 pm on weekends and weekdays 9:00 pm.
- All guests shall be offsite by 10:00 pm on Saturday (except those staying in rental cottages)
- All guests shall be offsite by 8:00 pm on Sunday (except those staying in rental cottages).
- All guests shall be offsite by 8:00 pm on weekdays Monday through Friday (except those staying in rental cottages).

AMPLIFIED SOUND

- All amplified sound including Microphone, DJ music including live music shall cease at 10:00 pm on Saturday.
- All amplified sound including Microphone, DJ music including live music shall cease on Sunday and weekdays at 8:00 pm.
- All amplified sound including microphone, DJ music including, live music if wedding party hires a band shall cease at 10:00 pm on event days. Live music is defined as a string quartet for ceremony, or live band for the reception.
- A recording noise meter is used for all events.
- All recorded data per event is archived.

- Sound Barrier (Minimum 7ft in height) will be constructed around the south end of the reception area consistent with the approved Eilar Acoustics Report.
- No exterior amplified sound will be allowed at cottage guest lodging per contract.

PARKING

- Guest parking for short term rental of cottages (not events) 1 space per cottage equals 6 spaces, we are providing 10 self-parking spaces.
- All weekend events are valet only and have available spaces onsite and off-site with a parking agreement with Paulson & Berry properties for overflow of valet parking.
- Lyft/Uber shall be used for events with over 50 guests, per facility contract.

VALET PARKING OPERATIONS

- At 2:30 pm valet crew (3 people) arrive in one vehicle.
- Set out flags, podium, and cones.
- 3:15 -4:15 pm guest arrival.
- All cars shall enter via the driveway off Rainbow Canyon Road or disembark using Lyft or Uber vehicles at podium.
- Check in at podium **required** for all guests to confirm on guest list.
- Guests use the pedestrian path to the event.
- Valet shall park cars at the onsite existing parking area or in the offsite contracted parking area. (See site plan)
- Valet staff remains onsite, stationed at the podium for the duration of the event.
- Guests leave by handing valet their ticket and await retrieval of their vehicle at podium. They exit the driveway onto Rainbow Canyon Road.
- Guests using Lyft/Uber wait at the podium area for driver pickup.

- Vendors are allowed to self-park in a designated unloading area for vendors.

FOOD SERVICE

- All events shall use approved licensed/insured catering companies to supply all set up, clean up, and service. Food is prepared off site, and all dishes and preparation materials shall be washed off site at the catering company's location of business.
- The venue provides no commercial cooking or dishwashing.
- All food trash and catering trash shall be removed by the catering company per contract. (See contract).
- No type of washing station or sinks is provided or exist at the venue for any use by catering companies.
- The ABC licensed vendor shall serve beer, wine, and alcohol. Vendor supplies all needed plastic stemware, supply all ice and mixer uses including all bar service containers. This vendor is exclusively a licensed bar service. The licensed vendor will provide insurance and will be the only people to serve, bring, or take alcohol from the property.



This is to document the agreement between Hijinx LLC (DBA Temecula Creek Cottages), and individual property owner, Meg Berry.

Meg Berry agrees to allow Temecula Creek Cottages access and parking privileges under the following conditions:

- Weekends only - No parking during week
- Typically, 3:00 pm to 10:00 pm
- Temecula Creek Cottages will utilize a maximum of 3 professional valet parking staff only to access property.
- Temecula Creek Cottages will provide Meg Berry with an indemnity/hold harmless agreement.

David Lester
Temecula Creek Cottages

David Lester

Signature: _____

4/23/21

Date: _____

Meg Berry
Homeowner

[Handwritten Signature]

Signature: _____

3/11/22

Date: _____



HOLD HARMLESS (INDEMNITY) AGREEMENT

This Hold Harmless (Indemnity) Agreement (this "Agreement") is made as of this 23rd day of April, 2021 (the "Effective Date") by and among/between:

Indemnitor(s): Hijinx LLC DBA: Temecula Creek Cottages, located at 46880 Rainbow Canyon Road Temecula, Ca, 92592 (individually and collectively, "Indemnitor"), and

Indemnitee(s): Meg Berry located at 46870 Rainbow Canyon Road Temecula, Ca, 92592 (individually and collectively, "Indemnitee").

WHEREAS, Temecula Creek Cottages desires to use Meg Berry's property for overflow parking in exchange for making the Property available for such purposes, Temecula Creek Cottages desires to hold harmless Meg Berry from any claims and/or litigation arising out of Temecula Creek Cottages' use of the Property.

NOW THEREFORE, Indemnitor and Indemnitee agree as follows:

- 1. Indemnification.** To the extent permitted by law, Indemnitor will indemnify, defend and hold harmless Indemnitee from any and all claims, actions, liabilities, suits, injuries, demands, obligations, losses, settlements, judgments, damages, fines, penalties, costs and expenses, including attorney's fees and other expenses, (collectively, a "Claim") arising out of or relating to The Activity.
- 2. Exceptions.** Indemnitor's obligation to indemnify, defend and hold harmless Indemnitee shall not extend to any Claim arising from the sole negligence or willful misconduct of Indemnitee. Indemnitor is not obligated to indemnify Indemnitee against any Claim to the extent the Indemnitee has been reimbursed for such Claim under an insurance policy.
- 3. Notice of Claim.** Indemnitee must provide Indemnitor notice of any Claim within 10 business days after obtaining knowledge of such Claim. Such notice will set forth in detail the Claim and the basis for indemnification under this Agreement.
- 4. Duty to Defend.** In the event any Claim is brought against Indemnitee within the scope of this Agreement, Indemnitor reserves the right to assume the defense of the Claim. If Indemnitor elects not to assume the defense of the Claim, Indemnitee may pursue its own defense of the Claim and seek reimbursement from the Indemnitor. If Indemnitor assumes the defense of the Claim, Indemnitor shall not settle any Claim without the prior written consent of the Indemnitee, which consent shall not be unreasonably withheld. If Indemnitee pursues its own defense of the Claim, Indemnitee shall not settle any Claim without the prior written consent of Indemnitor, which consent shall not be unreasonably withheld.

www.temeculacreekcottages.com

David Lester
(951) 395-9744
dave@temeculacreekcottages.com



5. Mutual Representations. The Parties represent and warrant that they are duly authorized and have the power and authority to execute and deliver this Agreement, and this Agreement constitutes a legally, valid and binding obligation on the Parties.

6. Notices. Any notice or other communication given or made to a Party under this Agreement shall be in writing and delivered by hand, sent overnight courier service or sent by certified or registered mail, return receipt requested, to the address stated above, or to another address as that Party may subsequently designate by notice, and shall be deemed given on that date of delivery.

7. Governing Law. The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of California not including its conflicts of law provisions.

8. Disputes. Any dispute arising from this Agreement shall be resolved through Mediation, then binding arbitration. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the first date written above.

SIGNATURES

David Lester

Indemnitor Signature

David Lester

Indemnitor Full Name

Meg Berry

Indemnatee Signature

MEG BERRY

Indemnatee Full Name



This is to document the agreement between Hijinx LLC (DBA Temecula Creek Cottages), and Paulson Manufacturing Corporation.

Paulson Manufacturing Corporation agrees to allow Temecula Creek Cottages access and parking privileges under the following conditions:


- Weekends only - No parking during week
- Typically, 3:00 pm to 10:00 pm
- 30 cars max
- Temecula Creek Cottages will utilize a maximum of 3 professional valet parking staff only to access property.
- Temecula Creek Cottages will provide Paulson Manufacturing Corporation with an indemnity/hold harmless agreement.

David Lester
Temecula Creek Cottages


Signature:

DEC 15, 2020
Date:

Roy Paulson
Paulson Manufacturing Corporation


Signature:

12/29/2020
Date:

HOLD HARMLESS (INDEMNITY) AGREEMENT

This Hold Harmless (Indemnity) Agreement (this "Agreement") is made as of this 15th day of DECEMBER, 2020 (the "Effective Date") by and among/between:

Indemnitor(s): Hijinx LLC DBA: Temecula Creek Cottages, located at 46880 Rainbow Canyon Road Temecula, Ca, 92592 (individually and collectively, "Indemnitor"), and

Indemnitee(s): Paulson Manufacturing Corporation, located at 46752 Rainbow Canyon Road Temecula, Ca, 92592 (individually and collectively, "Indemnitee").

WHEREAS, Temecula Creek Cottages desires to use Paulson Manufacturing Corporation's property for overflow parking in exchange for making the Property available for such purposes, Temecula Creek Cottages desires to hold harmless Paulson Manufacturing Corporation from any claims and/or litigation arising out of Temecula Creek Cottages' use of the Property.

NOW THEREFORE, Indemnitor and Indemnitee agree as follows:

1. Indemnification. To the extent permitted by law, Indemnitor will indemnify, defend and hold harmless Indemnitee from any and all claims, actions, liabilities, suits, injuries, demands, obligations, losses, settlements, judgments, damages, fines, penalties, costs and expenses, including attorney's fees and other expenses, (collectively, a "Claim") arising out of or relating to The Activity.

2. Exceptions. Indemnitor's obligation to indemnify, defend and hold harmless Indemnitee shall not extend to any Claim arising from the sole negligence or willful misconduct of Indemnitee. Indemnitor is not obligated to indemnify Indemnitee against any Claim to the extent the Indemnitee has been reimbursed for such Claim under an insurance policy.

3. Notice of Claim. Indemnitee must provide Indemnitor notice of any Claim within **10** business days after obtaining knowledge of such Claim. Such notice will set forth in detail the Claim and the basis for indemnification under this Agreement.

4. Duty to Defend. In the event any Claim is brought against Indemnitee within the scope of this Agreement, Indemnitor reserves the right to assume the defense of the Claim. If Indemnitor elects not to assume the defense of the Claim, Indemnitee may pursue its own defense of the Claim and seek reimbursement from the Indemnitor. If Indemnitor assumes the defense of the Claim, Indemnitor shall not settle any Claim without the prior written consent of the Indemnitee, which consent shall not be unreasonably withheld. If Indemnitee pursues its own defense of the Claim, Indemnitee shall not settle any Claim without the prior written consent of Indemnitor, which consent shall not be unreasonably withheld.

5. Mutual Representations. The Parties represent and warrant that they are duly authorized and have the power and authority to execute and deliver this Agreement, and this Agreement constitutes a legally, valid and binding obligation on the Parties.

6. Notices. Any notice or other communication given or made to a Party under this Agreement shall be in writing and delivered by hand, sent overnight courier service or sent by certified or registered mail, return receipt requested, to the address stated above, or to another address as that Party may subsequently designate by notice, and shall be deemed given on that date of delivery.

7. Governing Law. The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of California not including its conflicts of law provisions.

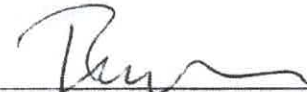
8. Disputes. Any dispute arising from this Agreement shall be resolved through Mediation, then binding arbitration. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the first date written above.

SIGNATURES


Indemnitor Signature

DAVID LESTER
Indemnitor Full Name


Indemnitee Signature

Roy Paulson
Indemnitee Full Name



July 18, 2024

Job # S220502

Markham Development Strategies, LLC
Attention: Larry Markham
41635 Enterprise Circle N, Suite B
Temecula, California 92590

Subject: Addendum to Acoustical Analysis Report for Temecula Creek Cottages Special Event Facility

Eilar Associates, Inc. (Consultant) has prepared this addendum to the Acoustical Analysis Report (AAR) for Temecula Creek Cottages Special Event Facility to address the sound barrier wall that is being proposed on the project site. Although a sound barrier was evaluated as an option to increase music noise levels while remaining in compliance with County noise limits, the project noise model has been updated to include the sound barrier with its proposed configuration and the consideration that the project will not increase music noise levels above the noise level required for the project without a barrier, to demonstrate that project noise levels are expected to be further reduced beyond the County of Riverside noise requirements as a “good neighbor” effort. All other assumptions and methodology detailed in the original AAR remain unchanged. The wall configuration is shown in Figure A.

The following operational restrictions and conditions from the AAR are proposed to remain in place as written:

- 1. Events must be limited to the daytime hours of 7 a.m. to 10 p.m. and a maximum of 150 occupants. All outdoor activity during the reception must be limited to the area shown in Figure 6 with no music located in other areas on the project site.*
- 2. For amplified or live music, the noise level of each speaker should be limited to an average noise level of 80 dBA as measured at a distance of 10 feet on-center from a single speaker, which also equals a noise level of 72 dBA $L_{EQ}(10\text{ min})$ as measured at the calibration point shown on Figure 6 with both speakers set to an equal level. This noise level should be verified by the site operator with a noise measurement with a minimum duration of 10 minutes prior to the start of events using a sound level meter meeting the minimum standards detailed herein and field-calibrated before use. Spot checks should be performed during events to ensure continued compliance.*

The AAR included a third optional condition to allow for an increase in music levels with a sound barrier extending at least two feet above the top of the speakers, constructed as detailed within the report. Although the inclusion of the barrier allows for an increase in music levels, project proponents are proposing to implement a sound barrier while maintaining the noise level restrictions detailed above in Condition 2 in an effort to further reduce noise impacts to residential neighbors to the south. While the barrier configuration differs from what is detailed within the AAR, Consultant has reviewed the proposed configuration and considers it to be an acceptable alternative. The revised optional Condition 3 that is being proposed by project proponents is as follows:

- 3. In order to reduce music noise impacts to residential properties to the south, a permanent or temporary sound barrier will be installed around two sides of the stage, as shown in Figure A. The top of the wall will extend at least two feet above the top of the speakers. The wall will be constructed to the following standards:*

A sound wall shall be solid and constructed of wood, with no cracks or gaps through or below the wall. Any seams or cracks must be filled or caulked. Wall shall be either tongue and groove or large sheets of plywood with trim designed to fully cover any gaps between and below panels. Wood shall be exterior grade plywood and either a minimum of 7/8-inch-thick or have a surface density of at least 3½ pounds per square foot.

With a six-foot-high wall and the top of speakers placed at a height of four feet above ground level, noise impacts at the southern property line would be expected to decrease from 64.4 dBA with only Conditions 1 and 2 in place to 56.8 dBA. A similar level of noise reduction would be expected with increased height of the wall and speakers, provided the wall height is always a minimum of two feet higher than the height of the tops of the speakers.

The south property line will receive the most significant noise reduction from the sound barrier wall, but as detailed in the AAR, with Conditions 1 and 2 in place, all receivers were shown to have noise impacts that would remain in compliance with County of Riverside noise limits without a barrier in place. It is also important to note that sound reflection off of the proposed barrier wall would not generate a significant increase in noise levels at the north property line (an industrial use), and as such, the wall would not be required to provide additional sound absorption on the north-facing side.

With the implementation of required Conditions 1 and 2 from the AAR, as well as optional Condition 3 as written above, sound levels at surrounding properties to the south are expected to be further reduced from noise levels projected in the AAR and will remain below the noise limits of the County of Riverside Noise Element to the General Plan. All requirements detailed within Conditions 1 and 2 must be met regardless of the implementation of Condition 3 in order to satisfy the requirements of the County of Riverside.

All recommendations for noise control are based on the best information available at the time our consulting services are provided. However, as there are many factors involved in sound transmission, and Consultant has no control over the construction, workmanship, or materials, Consultant is specifically not liable for final results of any recommendations or implementation of the recommendations.

This addendum is based on the related project information that was received and on measured noise levels, and it represents a true and factual analysis of the acoustical impact issues associated with the Temecula Creek Cottages Special Event Facility project, located at 46880 Rainbow Canyon Road in an unincorporated area of Temecula, County of Riverside, California. Further details regarding the analysis may be found in the full AAR for the project, dated August 22, 2022, and attached to this document. This addendum was prepared by Rachael Ortiz-Cowell and Amy Hool.

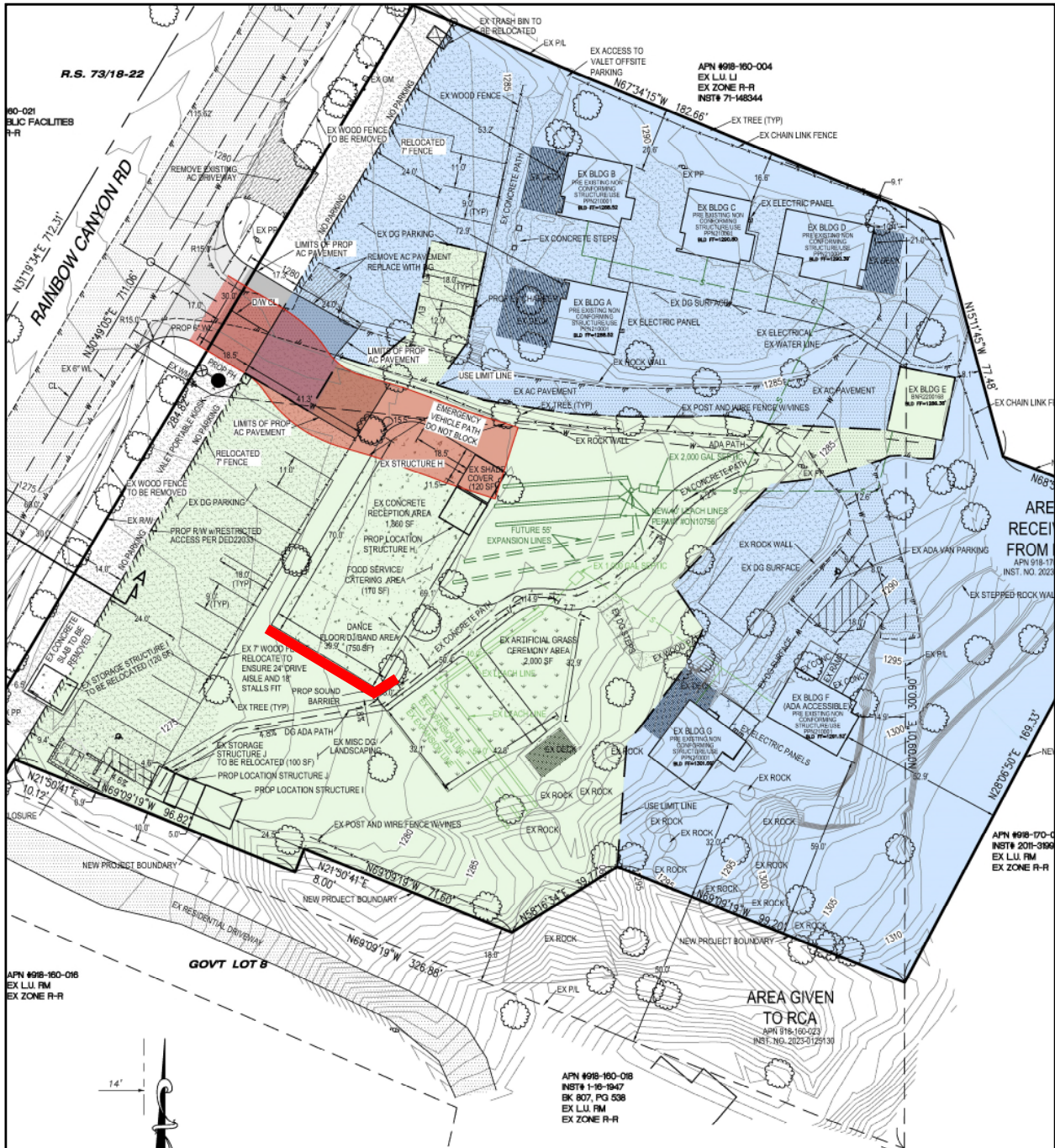


Rachael Ortiz-Cowell, INCE
Acoustical Consultant



Amy Hool, INCE
President/CEO

Attachments: Figure A, CUP Civil Plans Showing Proposed Barrier Location
Acoustical Analysis Report for Temecula Creek Cottages Special Event Facility, August 22, 2022



Source: 4M Engineering and Development, Inc., 2024



— Proposed Sound Barrier Location

Figure A.

CUP Civil Plans Showing Proposed Barrier Location



August 22, 2022

Job # S220502

Markham Development Strategies, LLC
Attention: Larry Markham
41635 Enterprise Circle N, Suite B
Temecula, California 92590

Subject: Response to Acoustical Comments for Temecula Creek Cottages Special Event Facility

This letter is in response to Michael Baker International (hereafter “Michael Baker”) staff review comments regarding the Acoustical Analysis Report for the Temecula Creek Cottages Special Event Facility project prepared by Eilar Associates, Inc. (hereafter “Consultant”). Comments are found in Michael Baker’s review, dated June 23, 2022, and this letter references the location of each comment response or requested changes in the revised report, dated August 22, 2022.

The letter from Michael Baker identified three outstanding items in the “Description of Project” section, which are listed below with the associated Consultant response:

1. Existing land uses, land use designations, and zoning at the project site and the surrounding areas.

Consultant Response: *Section 2.2, Project Location, has been expanded accordingly to provide the requested information.*

2. Construction stages, schedule, and duration; types of construction equipment to be used; and type and location of construction activities.

Consultant Response: *Section 2.1, Project Description, has been expanded accordingly to provide the requested information. Section 3.2.3 has been updated accordingly to be consistent with this description.*

3. Figure showing nearby land uses.

Consultant Response: *Figure 5, Land Use Map, has been added to the report’s attachments.*

Michael Baker also identified one comment in the “Regulatory Discussion” section, stating that applicable federal and state noise regulations do not appear in the report. **Consultant Response:** *Section 2.3 has been updated to list applicable federal and state noise regulations, with excerpts of these regulations now included in Appendix B.*

If you have any questions or require additional information, please feel free to contact Amy Hool at 760-738-5570 or ahoool@eilarassociates.com.

Amy Hool, INCE
President/CEO



Eilar Associates, Inc.
Acoustical and Environmental Consulting Services

Acoustical Analysis Report for Temecula Creek Cottages Special Event Facility

Prepared for:

Markham Development Strategies, LLC
Attention: Larry Markham
41635 Enterprise Circle N, Suite B
Temecula, California 92590
Phone: 909-322-8482

Prepared by:

Eilar Associates, Inc.
210 South Juniper Street, Suite 100
Escondido, California 92025
Phone: 760-738-5570
info@eilarassociates.com

Job # S220502

August 22, 2022

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Appendices

- A. Project Description and Plans
- B. Applicable Noise Regulations
- C. Measurement Details
- D. CadnaA Analysis Data and Results
- E. Recommended Products

1.0 Executive Summary

The proposed project, the Temecula Creek Cottages Special Event Facility, consists of the use of a currently developed site for special events with amplified or live music. The project site is located at 46880 Rainbow Canyon Road in an unincorporated area of Temecula, County of Riverside, California.

The purpose of this report is to assess noise impacts from special events and to determine if project design features are necessary to reduce the noise impacts to be compliant with applicable noise limits. Noise limits specified by the County of Riverside must not be exceeded at neighboring noise-sensitive property lines. This report demonstrates compliance with the noise limits found within the County of Riverside Noise Element to the General Plan. With the operational regulations and restrictions detailed in Section 5.1 in place, noise impacts from project site operation are expected to comply with the applicable noise limits at surrounding receivers.

Calculations show that, with the operational restrictions detailed herein in place, noise levels produced by on-site events are expected to meet applicable daytime noise limits of the County of Riverside Noise Element to the General Plan at all surrounding noise-sensitive receivers. Project-generated traffic noise levels are also expected to be less than significant.

Calculations show that noise from temporary construction activities will not exceed the the typical construction noise threshold of 75 dBA at surrounding sensitive receptors. According to the County of Riverside Ordinance 847, construction is prohibited between the hours of 6 p.m. and 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May. Vibration from operational construction equipment on site is expected to be less than significant as it is expected to be “barely perceptible” at the nearest off-site residential structure.

2.0 Introduction

This acoustical analysis report is submitted to satisfy the noise requirements of the County of Riverside. Its purpose is to assess noise impacts from on-site events and to determine if project design features are necessary to reduce the noise impacts to be compliant with applicable noise limits. Temporary construction noise and vibration has also been addressed.

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the metric “L_{EQ}.” Unless a different time period is specified, “L_{EQ}” indicates the time-averaged noise level over a period of one hour.

2.1 Project Description

The proposed project, the Temecula Creek Cottages Special Event Facility, consists of the use of a currently developed site for special events with amplified or live music. The maximum guest count at events will be 150 guests. The primary source of noise during events would be live or amplified music and guests’ voices at the reception area. Music sources would only be present in the reception area, and as such, noise impacts during ceremony and/or cocktail hour activities would be lower than reception activities.

Construction at the project site will consist of the following activities:

1. Saw cut existing Rainbow Canyon Road pavement and match widened driveway pavement.
2. Pave driveway/fire turnaround and pave patch for water line pavement cut with paver.
3. Excavate water line/hydrant and remove abandoned driveway pavement with small backhoe.

4. Conduct vibratory compaction of new pavement and water line trench and trash enclosure foundation and slab.
5. Relocate fence and construct trash enclosure with hand tools.

According to project representatives, the applicant is coordinating with the County of Riverside to perform the driveway work as part of the road improvement projects currently proposed to take place, and as such, construction at the project site is anticipated to be limited to Items 2, 4, and 5 from the list above. As Item 5 will consist of the use of hand tools only, Items 2 and 4 would be the only phases during which heavy construction equipment will be used on the project site. All of the work detailed above would be located near or within the right-of-way of Rainbow Canyon Road. Although the exact schedule for this work is unknown, heavy equipment usage for the paving project detailed in Items 2 and 4 is expected to be limited to a two to three-day period during daytime hours.

A detailed project description documenting the proposed hours of the facility for events taking place on various days of the week is provided in Appendix A, along with project plans showing locations of noise sources.

2.2 Project Location

The project site is located at 46880 Rainbow Canyon Road in an unincorporated area of Temecula, County of Riverside, California. The Assessor's Parcel Numbers (APNs) for the site are 918-160-005 and 918-170-007. The project site currently contains the operational Temecula Creek Cottages.

The project site and surrounding sites to the north, south, east, and west are all located within the County of Riverside's jurisdiction and are zoned Rural Residential. The General Plan Land Use Designation for the subject property and properties to the south and east is Rural Mountainous; properties to the north and west of the site have General Plan Land Use Designations of Light Industrial and Public Facilities, respectively. Properties to the north, east, and south all appear to include existing residential uses while the property to the west appears to be a public facility use.

For a graphical representation of the site, please refer to the Vicinity Map, Assessor's Parcel Map, Satellite Aerial Photograph, Topographic Map, and Land Use Map provided as Figures 1 through 5, respectively.

2.3 Applicable Noise Regulations

The following regulations would be applicable to noise and vibration impacts generated by the project. Pertinent sections of regulatory documents are provided in Appendix B.

2.3.1 Federal Regulations

The Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (see reference, hereafter "FTA Manual") contains guidelines for construction noise assessments. Table 7-3 of the Manual states that an appropriate construction noise limit would be an eight-hour average of 80 dBA during daytime hours. Although conformance with this guidance is not a requirement, this noise limit may be applied in the absence of such noise limits for local jurisdictions.

2.3.2 State Regulations

The Caltrans Transportation and Construction Vibration Guidance Manual (see reference, hereafter "Caltrans Manual") includes guidance for vibration thresholds for damage to structures as well as annoyance. According to the Caltrans Manual, the appropriate threshold for damage to modern residential structures is a PPV of 0.5 inches/second. Annoyance is assessed based on levels of perception, with a PPV of 0.01 being considered

“barely perceptible,” 0.04 inches/second as “distinctly perceptible,” 0.1 inches/second as “strongly perceptible,” and 0.4 inches/second as “severe.” Although conformance with this guidance is not a requirement, these vibration thresholds may be applied in the absence of such limits for local jurisdictions. Anticipated construction vibration has been compared to the thresholds recommended by Caltrans, as documented in Section 5.2.2.

2.3.3 Local Regulations

The County of Riverside Noise Element to the General Plan gives noise limits for stationary noise sources, such as noise produced by the proposed events. According to Table N-2 of the Noise Element, noise impacts to off-site residential receivers should not exceed 65 dBA $L_{EQ(10\text{ min})}$ between the hours of 7 a.m. and 10 p.m. and 45 dBA $L_{EQ(10\text{ min})}$ between the hours of 10 p.m. and 7 a.m.

Section 2i of Riverside County Ordinance 847 allows private construction projects located within one quarter mile of inhabited dwellings to be exempt from County noise standards, provided that construction does not occur between the hours of 6 p.m. and 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May. During permissible hours of operation, Riverside County does not have a specific noise limit with which construction noise must comply. Other municipalities in Southern California, including, but not limited to, the County of San Diego and the City of San Diego, enforce a temporary construction noise limit of 75 dBA over the course of either an eight-hour day or a twelve-hour day at occupied residential properties. An eight-hour noise limit of 75 dBA has therefore been applied at surrounding residential properties to ensure temporary construction noise impacts are adequately controlled.

3.0 Environmental Setting

3.1 Existing Noise Environment

The primary noise source in the vicinity of the project site is traffic noise from Rainbow Canyon Road. No other noise source is considered significant.

Long-term noise measurements were made at two locations on the project site beginning at 11 a.m. on Tuesday, May 10, 2022 and running until 12 p.m. on Wednesday, May 11, 2022. One sound level meter was placed near the south property line and is designated as Noise Measurement Location 1 (NML) 1. A second sound level meter was placed near the east property line and is designated as NML 2. The purpose of these measurements was to document existing ambient noise levels at the nearest off-site receivers without any events taking place. The noise measurements performed are expected to be representative of the typical noise exposure at residential areas to the south and east of the project site, and encompasses the primary source of noise, which is traffic on Rainbow Canyon Road. Noise data obtained on site is shown in Table 1, and the measurement locations are shown graphically in Figure 3. Please refer to Appendix C for detailed measurement information.

Table 1. Long-Term Measured Noise Levels on Site			
Date	Time	Hourly Average Noise Level (dBA L _{EQ})	
		NML 1 (South PL)	NML 2 (East PL)
May 10, 2022	11 a.m. – 12 p.m.	57.5	55.1
	12 p.m. – 1 p.m.	58.4	51.1
	1 p.m. – 2 p.m.	60.1	53.0
	2 p.m. – 3 p.m.	60.9	52.5
	3 p.m. – 4 p.m.	61.1	52.3
	4 p.m. – 5 p.m.	58.9	50.4
	5 p.m. – 6 p.m.	59.6	50.3
	6 p.m. – 7 p.m.	60.6	51.2
	7 p.m. – 8 p.m.	65.7	49.9
	8 p.m. – 9 p.m.	59.9	50.3
	9 p.m. – 10 p.m.	58.9	49.8
	10 p.m. – 11 p.m.	56.0	47.5
May 11, 2022	11 p.m. – 12 a.m.	54.2	46.8
	12 a.m. – 1 a.m.	53.2	45.2
	1 a.m. – 2 a.m.	52.8	44.6
	2 a.m. – 3 a.m.	52.8	44.2
	3 a.m. – 4 a.m.	54.5	46.2
	4 a.m. – 5 a.m.	59.7	50.1
	5 a.m. – 6 a.m.	62.4	53.8
	6 a.m. – 7 a.m.	63.2	55.3
	7 a.m. – 8 a.m.	61.8	53.0
	8 a.m. – 9 a.m.	60.8	51.3
	9 a.m. – 10 a.m.	57.0	49.4
	10 a.m. – 11 a.m.	56.5	49.2
11 a.m. – 12 p.m.	56.5	49.3	

Measured noise levels at NML 1 were observed to range from a minimum of 52.8 dBA between the hours of 1 a.m. and 3 a.m. to a maximum of 65.7 dBA between the hours of 7 p.m. and 8 p.m. Measured noise levels at NML 2 were observed to range from a minimum of 44.2 dBA between the hours of 2 a.m. and 3 a.m. to a maximum of 55.3 dBA between the hours of 6 a.m. and 7 a.m.

3.2 Future Noise Environment

3.2.1 Operational Noise Sources

The future noise environment in the vicinity of the project site will be primarily a result of the same ambient noise sources, as well as the noise generated by activity on the project site. The primary sources of noise associated with the project site will be live or amplified music and guests' voices at the reception area. Activities in other areas on site will not include music, and as such, will generate lower levels of noise.

Noise levels of music at a similar venue were incorporated into the noise model to account for amplified music at the reception area. Octave-band noise levels were measured by Eilar Associates for a prior project and were adjusted to equate to a noise level of 80 dBA L_{EQ} , as measured at a distance of 10 feet on-center from each speaker. Octave-band noise levels used to model each outdoor speaker are shown below in Table 2.

Table 2. Sound Pressure Level of Outdoor Speaker at 10 feet									
Source	Sound Pressure Level at Octave Band Frequency (dBA)								Total (dBA)
	63	125	250	500	1K	2K	4K	8K	
Amplified Music	49.9	60.5	68.3	69.8	75.4	75.0	72.4	57.9	80

In addition to noise associated with music, the proposed 150 guests would also be expected to generate noise on site. In order to approximate noise levels of persons gathered on the patio, measurements shown in *Speech Levels in Various Noise Environments* (see reference) were used. This study shows noise levels of speech for both males and females for five different vocal efforts: casual, normal, raised, loud, and shout. Measurements for “loud” voices were considered to be appropriate for this analysis. According to this study, at a distance of 3.28 feet, an average male will generate a noise level of approximately 76 dBA when speaking with a loud voice and an average female will generate a noise level of approximately 71 dBA when speaking with a loud voice. These noise measurements were incorporated into the analysis of noise impacts.

In order to predict anticipated maximum noise impacts of on-site guests, all guest noise sources were calculated as an equal distribution of loud voices, with half of the persons modeled as female and the other half modeled as male. In order to model the noise from mobile point sources (people moving around the site), an area source with moving point sources was used, which divides all of the sound power generated by the number of persons in the area along the surface of a plane, typical methodology for modeling this type of noise source. The noise model includes an area source with 75 adult males and 75 adult females located at the reception area. Each person was modeled as speaking using a “loud” vocal effort for 33 percent of the time (3.3 minutes for every 10 minutes), which is considered excessive as each patron is expected to take breaks in conversation for listening, eating, drinking, etc. For this reason, this analysis is considered to be a conservative estimate of noise levels generated by guests at outdoor use areas, and accounts for occasional bursts of louder noise combined with times of lesser noise.

3.2.2 Project-Generated Traffic

A project-specific traffic report was not available for the proposed project. Based on professional experience with a similar event venue located in a rural area, the number of daily trips on event days equated to a guest-to-trip ratio of approximately 1:1. For this reason, based on the maximum capacity of 150 guests, it was assumed that 150 trips would be the maximum number of daily trips associated with events on site in lieu of project-specific information. Project-generated traffic volumes were compared to the existing traffic volume of Rainbow Canyon Road, shown to be approximately 11,194 ADT as of the year 2019, according to County of Riverside traffic counts (see reference).

3.2.3 Temporary Construction Equipment

As detailed in Section 2.1, construction using heavy equipment at the project site will be limited to the paving and compaction of the fire turnaround area. For a conservative analysis, it has been assumed that both pieces of equipment will be in use at the site simultaneously. Equipment noise levels are shown in Table 3. Noise levels have been provided by the UK Department for Environment, Food and Rural Affairs (DEFRA) (see reference). Duty cycle information was taken from the Federal Highway Administration.

Table 3. Anticipated Construction Stages and Equipment Noise Levels			
Construction Stage	Equipment	Duty Cycle (%)	Noise Level, at 50 feet (dBA)
Paving	Paver	50	71
	Roller	20	69

These noise levels have been incorporated into the temporary construction noise analysis for the site, provided in Section 5.2. Construction vibration levels have also been addressed.

4.0 Methodology and Equipment

4.1 Methodology

4.1.1 CadnaA Noise Modeling Software

Modeling of the outdoor noise environment is accomplished using CadnaA Version 2022, which is a model-based computer program developed by DataKustik for predicting noise impacts in a wide variety of conditions. CadnaA (Computer Aided Noise Abatement) assists in the calculation, presentation, assessment, and alleviation of noise exposure. It allows for the input of project information such as noise source data, barriers, structures, and topography to create a detailed model and uses the most up-to-date calculation standards to predict outdoor noise impacts. Noise standards used by CadnaA that are particularly relevant to this analysis include ISO 9613-2 (Attenuation of sound during propagation outdoors). CadnaA provides results that are in line with basic acoustical calculations for distance attenuation and barrier insertion loss.

4.1.2 Formulas and Calculations

Project-Generated Traffic Noise Impacts

Changes in traffic noise levels can be predicted by inputting the ratio of the two scenarios into the following logarithmic equation:

$$\Delta = 10 \log(V2/V1)$$

where: Δ = Change in sound energy,
 $V1$ = original or existing traffic volume, and
 $V2$ = future or cumulative traffic volume.

Construction Vibration Calculations

The construction vibration assessment contained herein is evaluated using calculations of peak particle velocity (PPV). PPV at receivers is calculated as follows:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

where PPV_{equip} is the peak particle velocity (in inches per second) of the equipment, adjusted for distance, PPV_{ref} is the reference vibration level (in inches per second) at a distance of 25 feet from the equipment, and D is the distance from the equipment to the receiver.

4.2 Measurement Equipment

The following equipment was used at the site to measure existing noise levels:

- Soft dB Model Piccolo II Type 2 Sound Level Meters, Serial # P0220043006 and P0220110908
- Larson Davis Model CAL200 Type 1 Calibrator, Serial # 16454

The sound level meters were field-calibrated immediately prior to the noise measurement and checked afterward to ensure accuracy. All sound level measurements presented in this report, in accordance with the regulations, were conducted using a sound level meter that conforms to the American National Standards Institute specifications for sound level meters (ANSI S1.4). All instruments are maintained with National Institute of Standards and Technology (NIST) traceable calibration, per the manufacturers' standards.

5.0 Noise Impacts

5.1 Event Noise Impacts

5.1.1 On-Site Activity

Noise levels of events were calculated using CadnaA at the properties to the north, south, east, northeast, and west. These receivers represent the nearest affected receiver locations, and therefore, any other potential receivers would be exposed to lower noise levels as they will receive additional attenuation due to distance and shielding from intervening structures and topography. Although the property to the west does not appear to include any noise-sensitive uses, the residential noise standard has been applied in this location for a conservative analysis. Noise levels were calculated considering topography of the site and surrounding area, and considered the following operational restrictions and conditions:

1. Events must be limited to the daytime hours of 7 a.m. to 10 p.m. and a maximum of 150 occupants. All outdoor activity during the reception must be limited to the area shown in Figure 6 with no music located in other areas on the project site.
2. For amplified or live music, the noise level of each speaker should be limited to an average noise level of 80 dBA as measured at a distance of 10 feet on-center from a single speaker, which also equals a noise level of 72 dBA $L_{\text{EQ}}(10 \text{ min})$ as measured at the calibration point shown on Figure 6 with both speakers set to an equal level. This noise level should be verified by the site operator with a noise measurement with a minimum duration of 10 minutes prior to the start of events using a sound level meter meeting the minimum standards detailed herein and field-calibrated before use. Spot checks should be performed during events to ensure continued compliance.
3. Allowable noise levels for music may be increased by 8-10 dBA over levels detailed above if a permanent or temporary sound barrier is installed around three sides of the stage, as shown in Figure 5. The top of the wall should extend at least two feet above the top of the speakers. The wall must be constructed to the following standards:

A sound wall should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks must be filled or caulked. If wood is

used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3½ pounds per square foot. Where architectural, aesthetic, or visibility factors must be considered, glass or clear plastic may be used. In lieu of a permanent sound attenuation barrier, temporary sound attenuation curtains can be installed, provided they achieve a minimum STC rating of 26, have overlapping seams, and are in contact with the ground (gaps minimized at the underside of the barrier).

Receivers and noise contours were calculated considering the conditions listed above at a height of five feet above grade. Results of the analysis are shown in Table 4 below. Average 10-minute noise contours and source and receiver locations are shown in Figure 6. Additional information is shown in Appendix D.

Table 4. Calculated Noise Levels of Events			
Receiver	Receiver Location	Average Noise Level (dBA L_{EQ} (10 min))	
		Daytime Limit	Calculated
R1	North Property Line	65	57.5
R2	South Property Line	65	64.7
R3	East Property Line	65	55.9
R4	Northeast Property Line	65	55.9
R5	West Property Line	65	61.1

As shown above, with the operational restrictions detailed herein in place, noise levels produced by events are expected to meet applicable daytime noise limits of the County of Riverside Noise Element to the General Plan at all surrounding noise-sensitive receivers. Any other noise-sensitive receivers are located at a greater distance from on-site noise sources and will be exposed to lesser noise levels due to distance attenuation and shielding provided by intervening structures and topography. It is important to note that, while project noise levels comply with daytime noise limits of the County of Riverside, they would exceed the nighttime noise limit of 45 dBA L_{EQ} (10 min). For this reason, events must not operate during nighttime hours to remain in compliance. In order to confirm appropriate noise limits are met for amplified speech and/or music at the site, the operator must use an averaging sound level meter (and associated calibrator) meeting Type 1 or 2 standards to confirm that the noise level is not exceeded before (during sound check) and periodically during events. An acceptable sound level meter is the SoftdB Piccolo II or an equivalent product which is capable of showing values in average A-weighted decibels (dBA L_{EQ}). Product data sheets for the Piccolo II sound level meter and a recommended calibrator are provided as Appendix E.

5.1.2 Project-Generated Traffic Noise

As detailed in Section 3.2.2, average daily project-generated traffic impacts were evaluated to determine whether noise impacts from the project site would be significant. Calculations were performed to determine the approximate change in daily noise exposure at off-site receivers adjacent to Rainbow Canyon Road, the roadway that serves the project site. A significant direct impact occurs when project traffic combines with existing traffic and causes a doubling of sound energy, which is an increase of 3 dB. Direct impacts were assessed by comparing existing traffic volumes to existing plus project traffic volumes using the calculation methodology shown in Section 4.1.2. Project-generated traffic noise increases are shown in Table 5.

Table 5. Anticipated Traffic Noise Increases with Project-Generated Traffic				
Roadway	Traffic Volume (ADT)			Sound Level Increase (dB)
	Existing	Project	Existing Plus Project	
Rainbow Canyon Road	11,194	150	11,344	0.1

As shown in Table 5, the noise level increase from project-generated traffic is expected to be less than 3 dB at all off-site receivers adjacent to roadways that serve the project site. For this reason, project-generated traffic noise levels are expected to be less than significant.

5.2 Temporary Construction Noise and Vibration

5.2.1 Construction Noise Impacts

Temporary construction noise is expected to be limited to paving operations, as detailed in Section 2.1. Riverside County does not have specific limits for construction noise, provided that the construction operations do not occur between the hours of 6 p.m. and 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May. During permissible hours of operation, Riverside County does not have a specific noise limit with which construction noise must comply. While the FTA Manual states that an eight-hour average noise level of 80 dBA is considered acceptable for construction noise impacts at off-site receivers, a generally accepted construction noise limit, and that employed by the County of San Diego and the City of San Diego, is an average noise level of 75 dBA at any occupied residential property line during acceptable hours of operation. An eight-hour average noise level of 75 dBA has been applied as the noise limit for off-site noise-sensitive properties surrounding the project site.

Calculated noise levels for construction equipment are shown in Table 6. Graphical representations of noise contour and receiver locations are shown in Figure 7. Please refer to Appendix D for additional information.

Table 6. Temporary Construction Noise Levels at Neighboring Properties			
Stage	Receiver Number	Receiver Location	Average Noise Level (dBA)
Paving	R1	North Property Line	62.0
	R2	South Property Line	57.4
	R3	East Property Line	52.9
	R4	Northeast Property Line	55.2
	R5	West Property Line	64.7

As shown in Table 6, based on the typical noise levels and duty cycles of construction equipment, average noise levels of construction equipment are anticipated to remain below an average noise level of 75 dBA at all surrounding occupied property lines. Any other properties are located at a greater distance from on-site activity and therefore would be exposed to lesser noise levels. Construction activity is also expected to be very brief in duration, due to the limited work required. Assuming construction activity is limited to the hours of operation specified by the County of Riverside, construction noise impacts at off-site receivers would be considered less than significant.

5.2.2 Construction Vibration Noise Impacts

As construction activity on the project site would be limited to the paving of the fire truck turnaround, this activity has been reviewed to determine vibration impacts. According to the FTA Manual, a vibratory roller generates a peak particle velocity (PPV) of approximately 0.210 inches/second at a distance of 25 feet from equipment. The evaluation of an impact's significance can be determined by reviewing both the likelihood of annoyance to individuals as well as the potential for damage to existing structures. According to the Caltrans Manual, the appropriate threshold for damage to modern residential structures is a PPV of 0.5 inches/second. Annoyance is assessed based on levels of perception, with a PPV of 0.01 being considered "barely perceptible," 0.04 inches/second as "distinctly perceptible," 0.1 inches/second as "strongly perceptible," and 0.4 inches/second as "severe."

It is estimated that the nearest location to an existing structure would be approximately 180 feet from the nearest residential structure. At this distance, the PPV would be approximately 0.011 inches/second. This level of vibration falls below the building damage PPV criteria of 0.5 inches/second and would be considered "barely perceptible." It is the opinion of the undersigned that temporary construction vibration impacts would not be excessive and therefore are less than significant.

6.0 Conclusion

Calculations show that, with the operational restrictions detailed herein in place, noise levels produced by on-site events are expected to meet applicable daytime noise limits of the County of Riverside Noise Element to the General Plan at all surrounding noise-sensitive receivers. Project-generated traffic noise levels are also expected to be less than significant.

Calculations show that noise from temporary construction activities will not exceed the typical construction noise threshold of 75 dBA at surrounding sensitive receptors. According to the County of Riverside Ordinance 847, construction is prohibited between the hours of 6 p.m. and 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May. Vibration from operational construction equipment on site is expected to be less than significant as it is expected to be "barely perceptible" at the nearest off-site residential structure.

This analysis is based upon a current worst-case scenario of anticipated project-generated noise levels. Substitution of equipment with higher noise emission levels, relocation of noise sources, or the extension of operational hours may invalidate the recommendations of this study. These conclusions and recommendations are based on the best and most current project-related information available at the time this study was prepared.

7.0 Certification

All recommendations for noise control are based on the best information available at the time our consulting services are provided. However, as there are many factors involved in sound and impact transmission, and Eilar Associates has no control over the construction, workmanship, or materials, Eilar Associates is specifically not liable for final results of any recommendations or implementation of the recommendations.

The findings and recommendations of this acoustical analysis report are based on the information available and are a true and factual analysis of the potential acoustical issues associated with the Temecula Creek Cottages Special Event Facility, located at 46880 Rainbow Canyon Road in an unincorporated area of Temecula, County of Riverside, California. This report was prepared by Amy Hool and Rachael Cowell.



Rachael S. Cowell, INCE
Acoustical Consultant



Amy Hool, INCE
President/CEO

8.0 References

County of Riverside General Plan, Noise Element, 8 December 2015.

County of Riverside Ordinance 847, Adopted May 4, 2006, Amended July 19, 2007.

Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual, September 2018.

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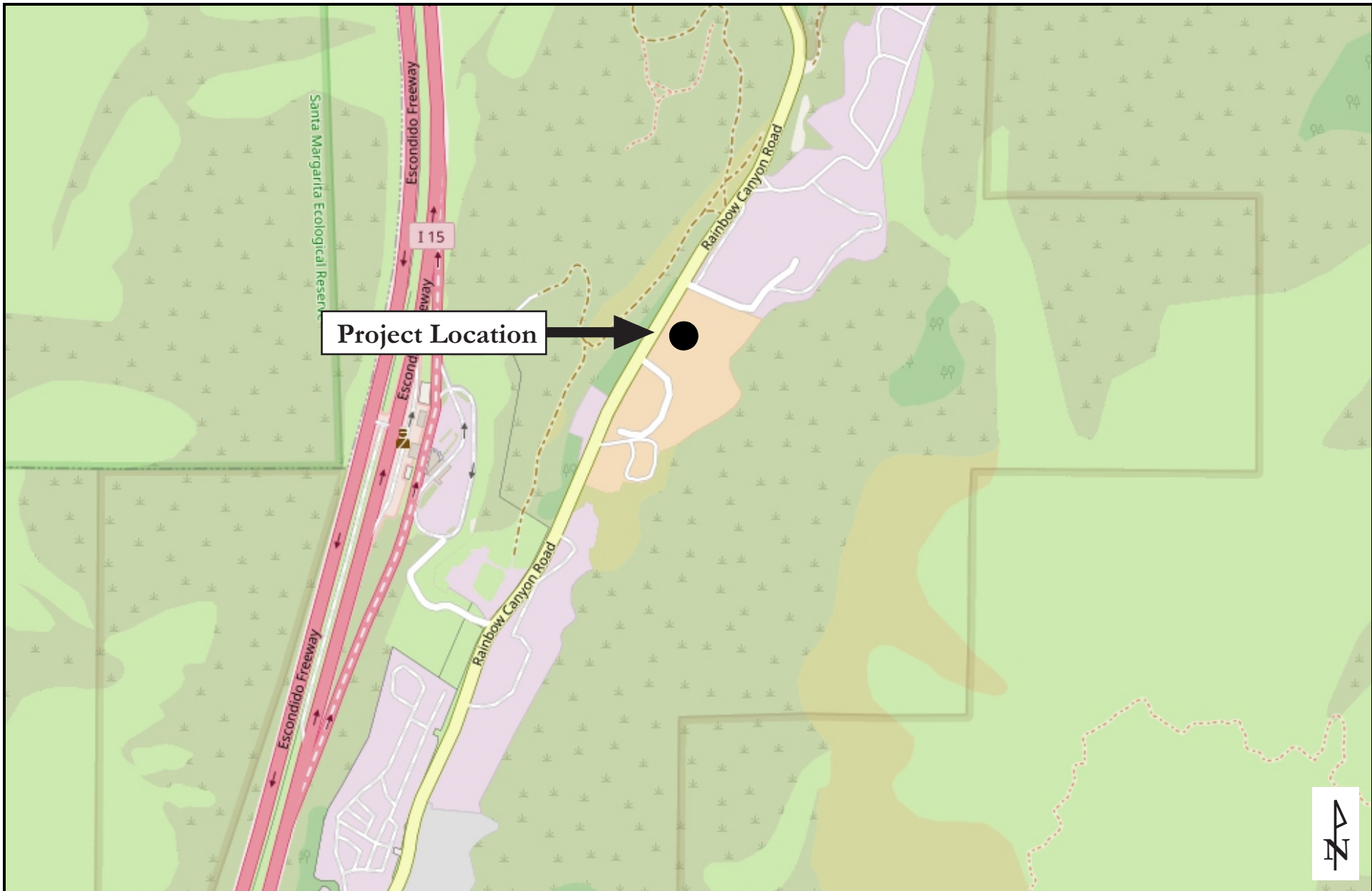
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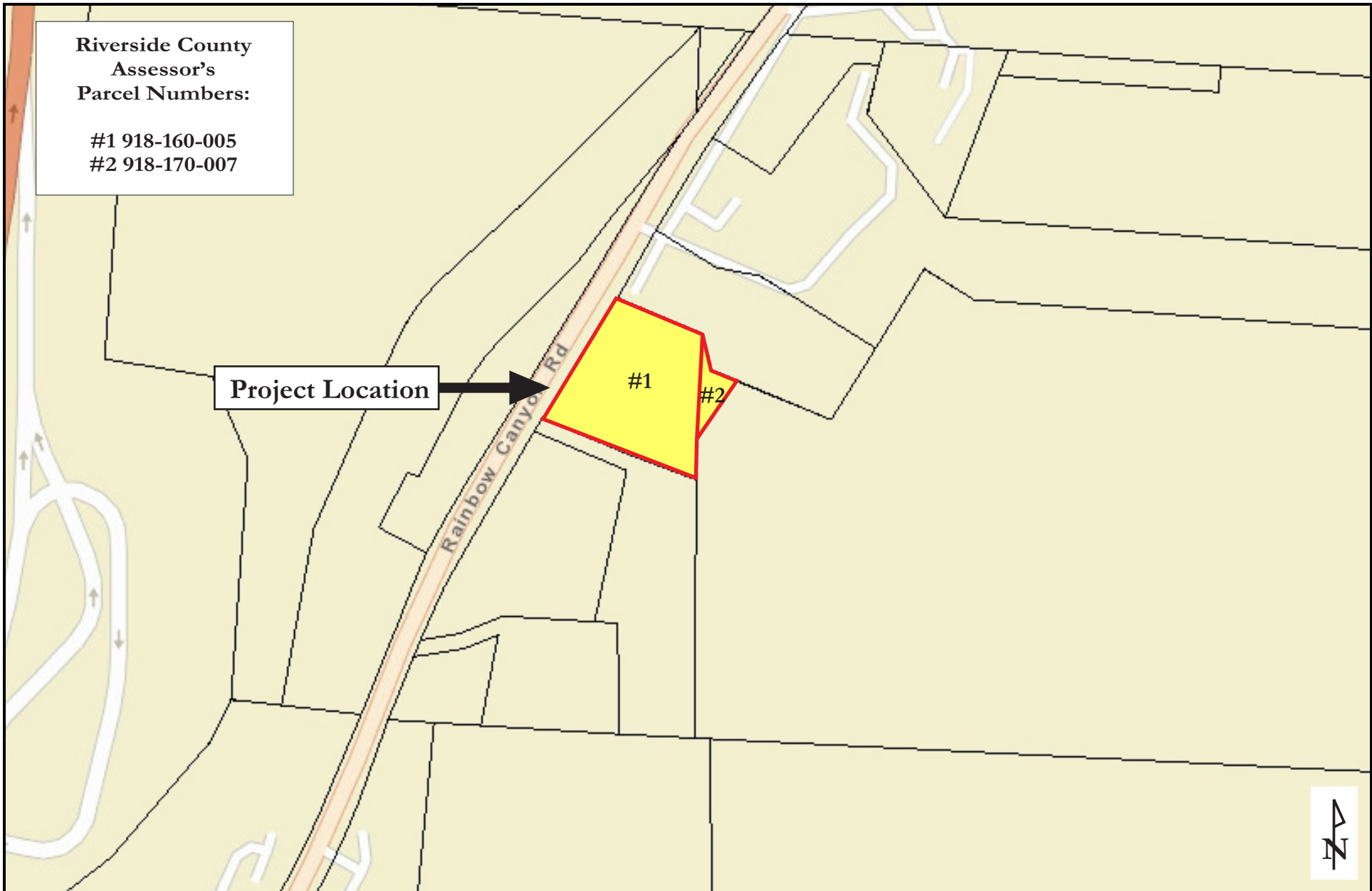
Figures



Eilar Associates, Inc.
210 South Juniper Street, Suite 100
Escondido, California 92025
760-738-5570

Vicinity Map
Job # S220502

Figure 1



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Assessor's Parcel Map
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Figure 2



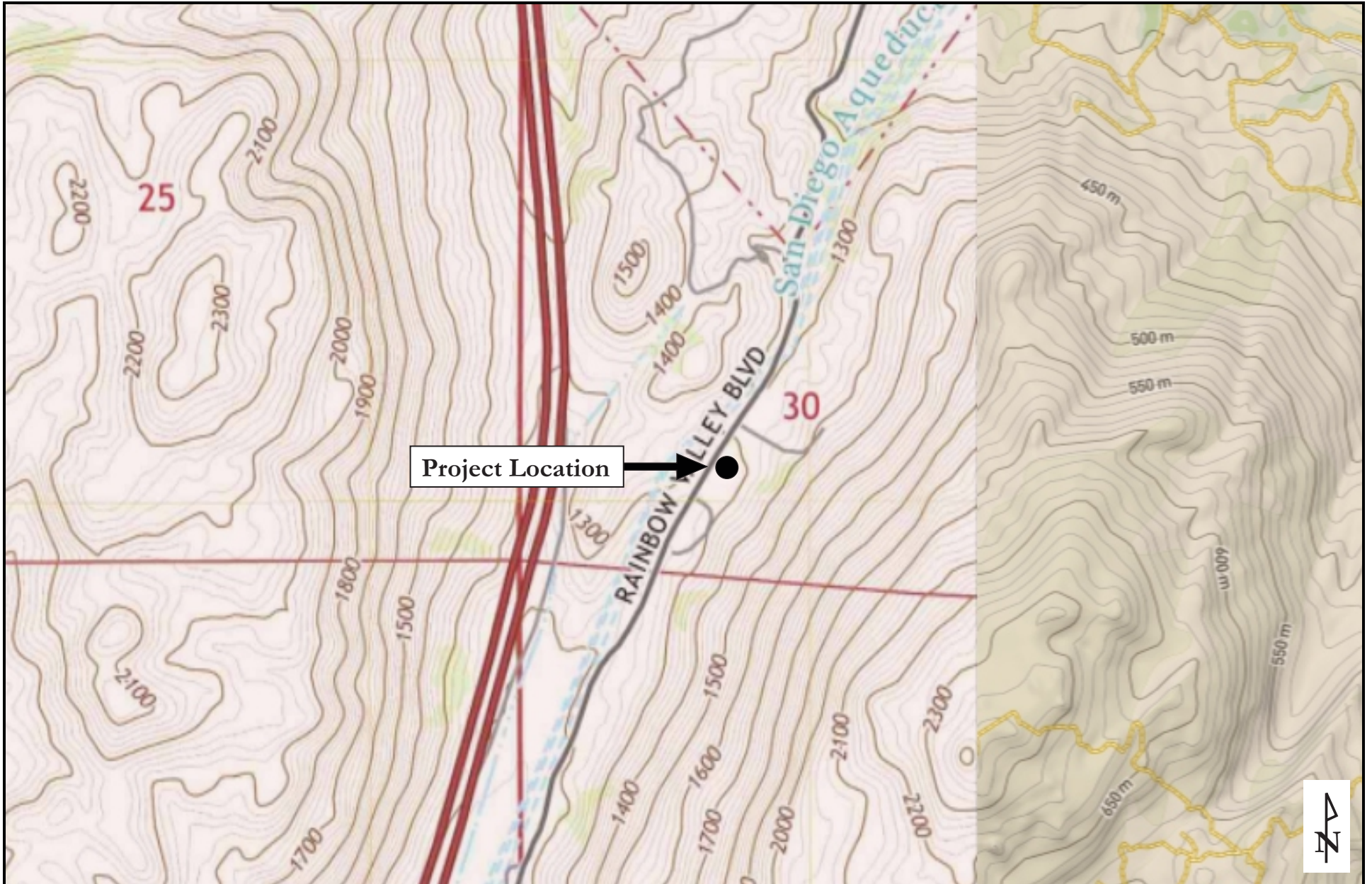
Google earth



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Satellite Aerial Photograph Showing Noise Measurement Locations
Job # S220502

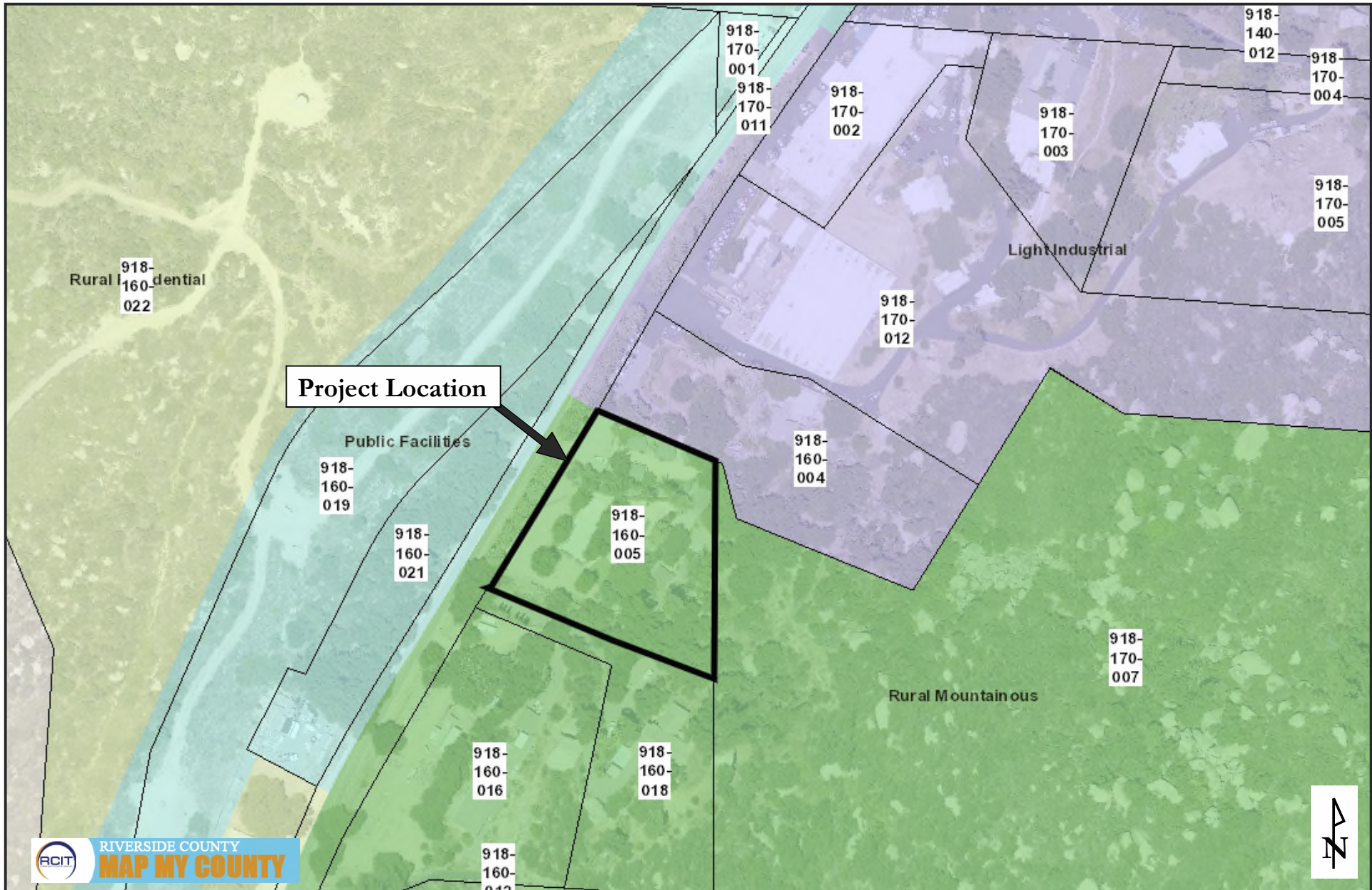
Figure 3



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Topographic Map
Job # S220502

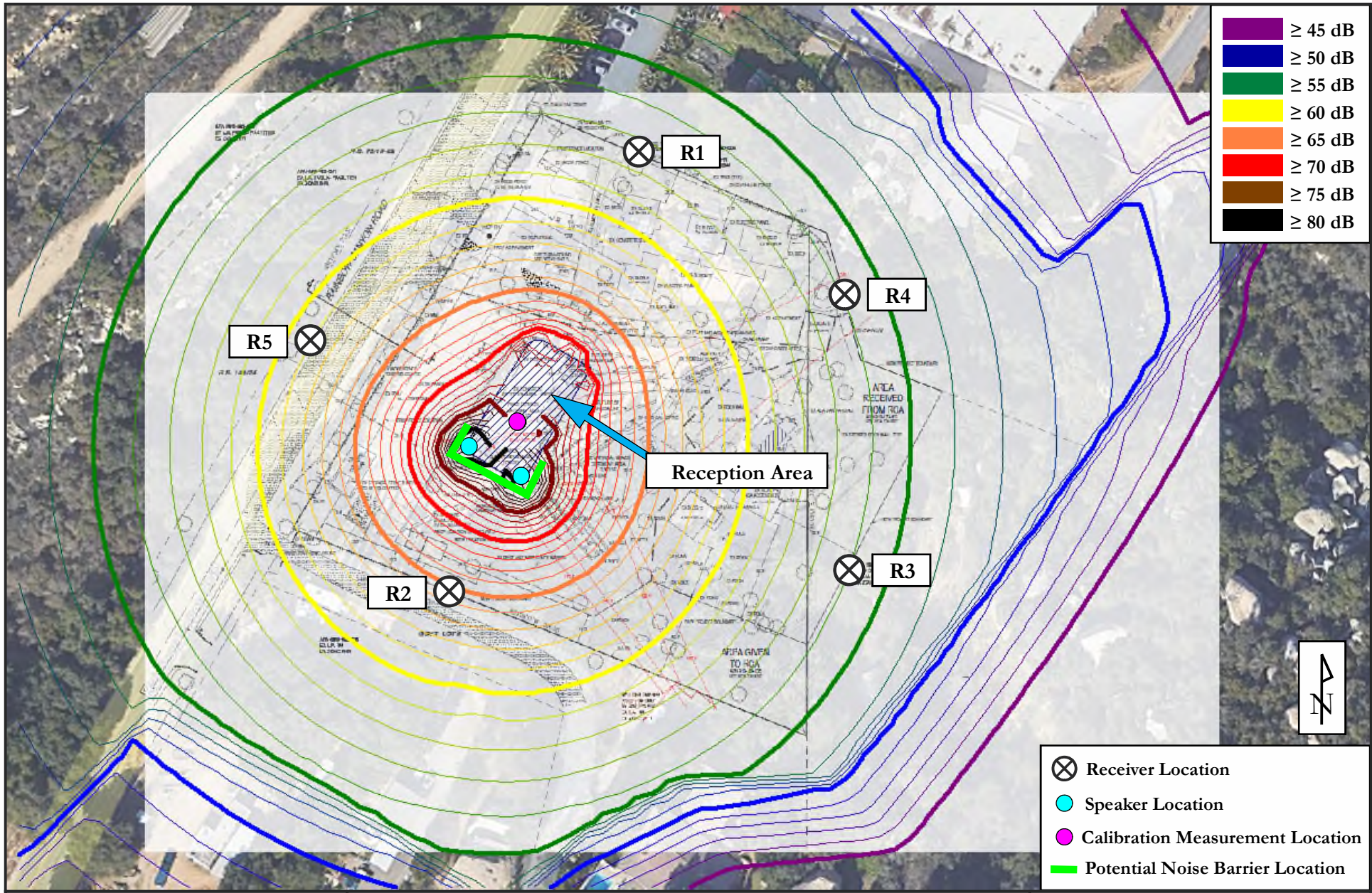
Figure 4



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Land Use Map
Job # S220502

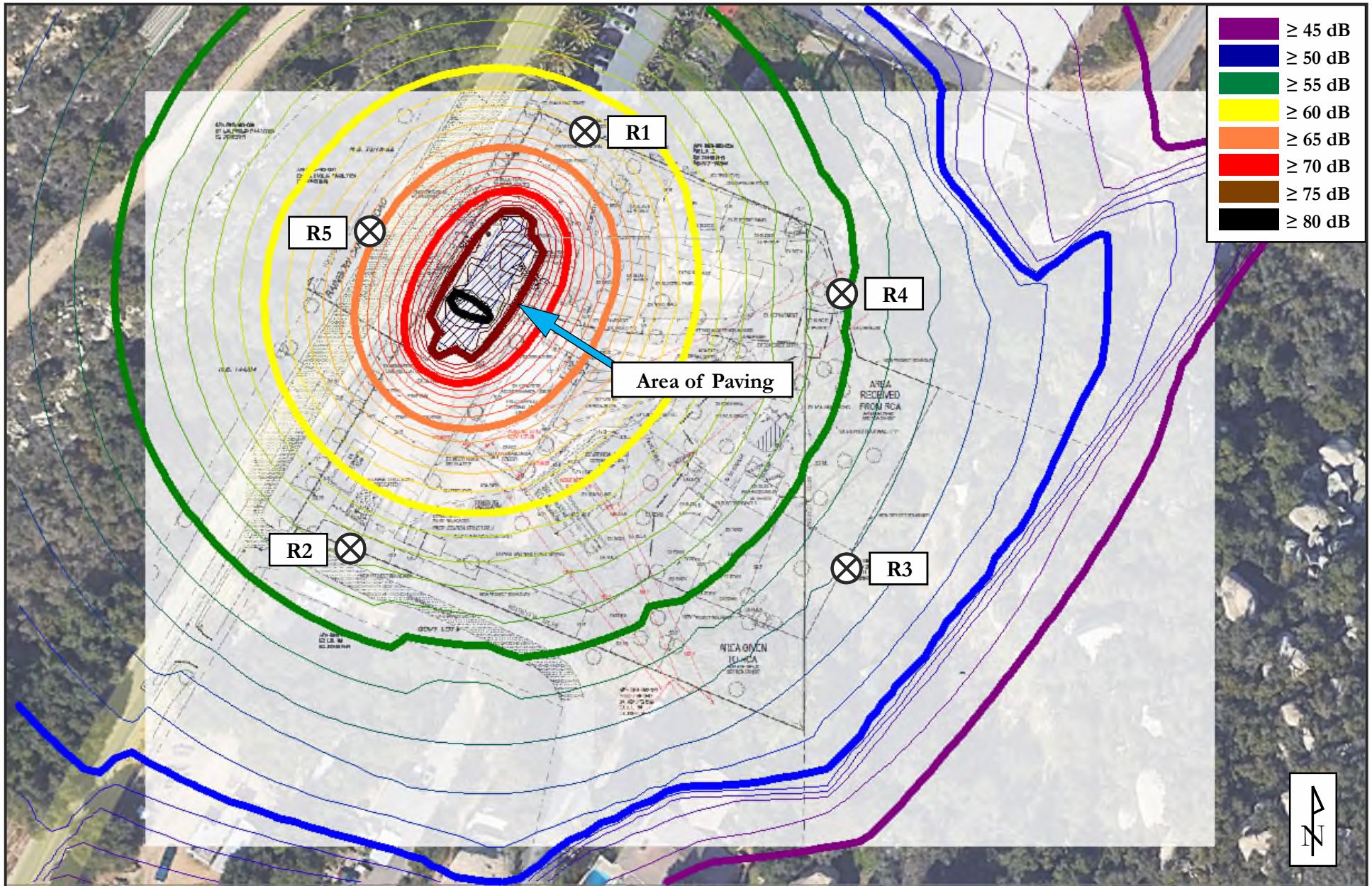
Figure 5



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**Satellite Aerial Photograph Showing Event
 Noise Contours and Receiver Locations
 Job # S220502**

Figure 6



- ≥ 45 dB
- ≥ 50 dB
- ≥ 55 dB
- ≥ 60 dB
- ≥ 65 dB
- ≥ 70 dB
- ≥ 75 dB
- ≥ 80 dB

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Satellite Aerial Photograph Showing Construction
 Noise Contours and Receiver Locations
 Job # S220502

Figure 7



Appendix A

Project Description and Plans

STATEMENT OF OPERATIONS / PROJECT DESCRIPTION
CUP 200040
GPA 2010006
CZ 2000022
PPN 210001 Non-Conforming Use

Temecula Creek Cottages
Special Event Facility
46880 Rainbow Canyon Road Temecula, CA 92592
1.51 net acres in portions of APN 918-160-005 and portions of 918-170-007

EXISTING FACILITY INFORMATION

- The facility site is comprised of 1.51 net acres with six existing short term rental cottages 420 sq ft to 528 sq ft, which are available for event party rental. Each cottage is a one bedroom with bath and kitchenette and one cottage is ADA compliant.
- Existing Unisex restroom facility 340 sq ft.
- Existing One shade structure 120 sq ft.
- Existing Two storage sheds 120 sq ft & 100 sq ft.
- Existing 2000 sq ft ceremony area with artificial grass site is set up with chairs that are moved from ceremony to reception / event site.
- Existing 3000 sq ft reception /event site (concrete pad) and used for dining and dance area set up with tables and chairs.

EMPLOYEES

- The venue has one independent contractor Event Manager, and one independent contractor Groundskeeper/Caretaker all live off site.
- The venue is open to tour by appointment only Monday through Sunday with Event Manager. Event Manager shall be onsite day of event for coordination and management of event.

NUMBER OF EVENTS PER WEEK/PER YEAR AND HOURS/DAYS OF OPERATION

- A maximum of three (3) events a week shall be allowed to be held on Saturday, Sunday (one per day) and no more than one event Monday through Friday.
- A maximum of 100 events held per year at venue.
- A maximum guest count per event of 150 guests.
- Use of the facilities on Saturday shall be limited to the hours of 2:00 p.m. to 10:00 p.m.
- Use of the facilities on Sunday shall be limited to the hours of 2:00 pm to 8:00 pm.
- Occasional events may be held weekdays Monday through Friday from 6:30 p.m. to 8:00 p.m. to reduce any conflict with adjacent parcels and Rainbow Canyon Road peak traffic hours. Set up shall be allowed starting at 5:30 pm.
- Event facility set up shall be allowed starting at 10:00 am. and final clean-up shall be completed by 11:00 pm on weekends and shall be completed on weekdays 9:00 pm.
- All guests shall be off site by 10:00 pm on Saturday (except those staying in rental cottages)
- All guests shall be offsite by 8:00 pm on Sunday (except those staying in rental cottages).

- All guests shall be offsite by 8:00 pm weekdays Monday thru Friday (except those staying in rental cottages).

AMPLIFIED SOUND

- All amplified sound speakers shall be located at South end of reception area facing to the North.
- All amplified sound including microphone, DJ music including live music shall cease at 9:45 pm on Saturday.
- All amplified sound including microphone, DJ music including live music shall cease on Sunday and weekdays at 8:00 pm.
- All events shall be monitored by noise meters operated by the Event Manager and records shall be maintained for all events.

PARKING

- Guest parking for short term rental of cottages (not events) 1 space per cottage equals 6 spaces, we are providing 10 self-parking spaces for the cottages.
- All events are valet parking only and have 15 available valet spaces onsite and 27 off-site valet parking under written agreement with adjacent Paulson & Berry properties for overflow of valet parking on upper lot.
- Lyft/Uber shall be used for events over 100 guests per facility contract.
- Any additional parking needed may be provided via tandem valet parking within existing non fire lane parking areas.

FOOD SERVICE

- All events shall use approved licensed catering companies to supply all set up, clean up, all tables/chairs, all linens and food service for guests including all food prepared off site, and all trash and food waste shall be removed from the site by catering vendor per contract.

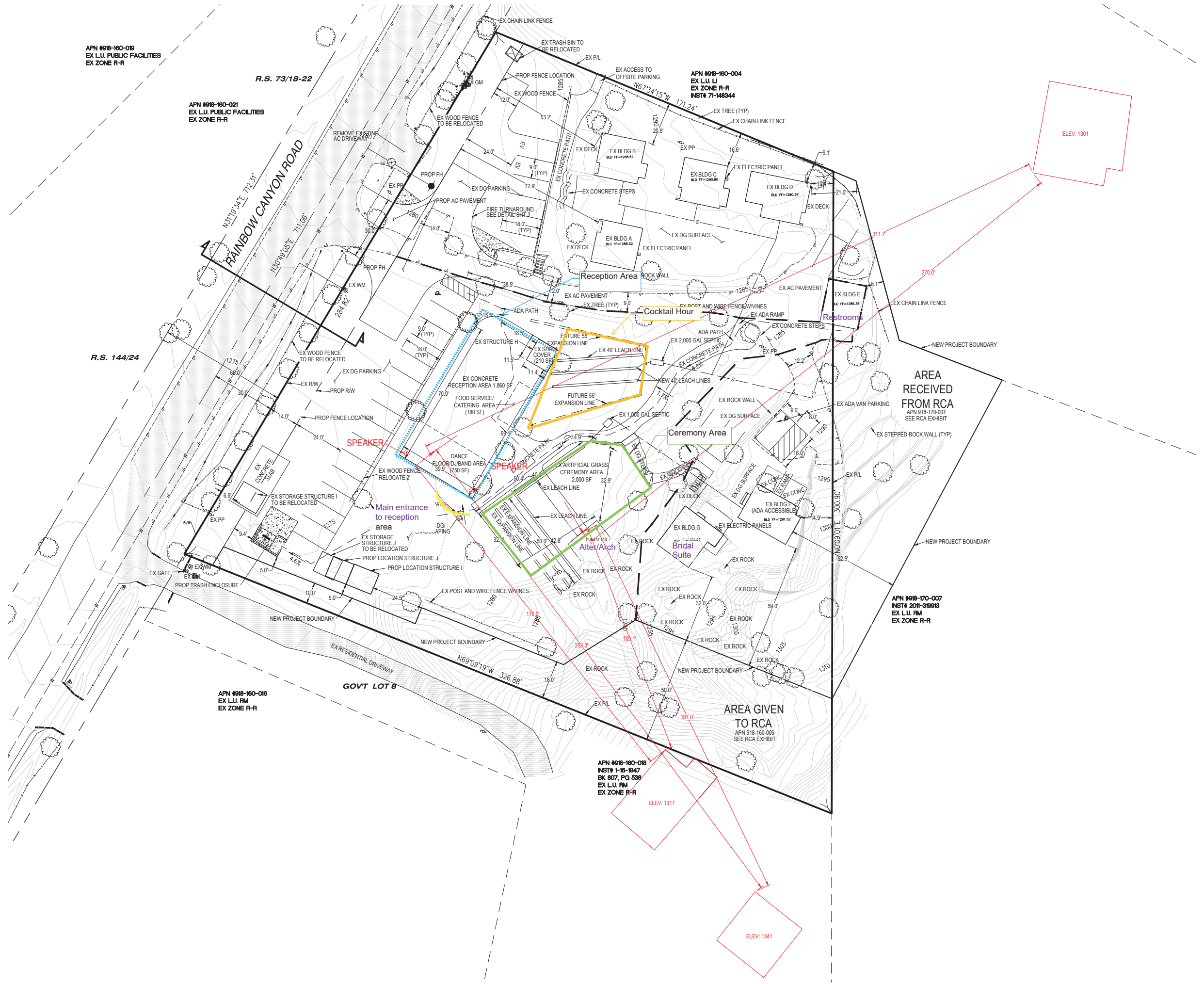
RENTAL UNITS

- Short term rentals of (6) six cottages offered through Airbnb in accordance with Riverside County Ord 927 and information and booking shall be through owner website.
- All reservations, payment, check in, and check out shall be managed electronically & remotely.
- House cleaning and laundry shall be supplied by 3rd party company Wize Choice Cleaning.

PROPOSED SITE IMPROVEMENTS/REVISIONS

- Dedicate 14' of additional Rainbow Canyon Rd. ROW
- Widen main driveway to 30'
- Abandon second driveway
- Pave fire turnaround area
- Construct WMWD super fire hydrant within dedicated ROW (fire flow to be verified by field fire flow test by WMWD)

- Relocate existing fence to new ROW line
- Construct ADA compliant trash enclosure
- Relocate existing shed structures out of ROW
- Complete land swap with WRC/RCA
- Upgrade of existing septic system completed, has been permitted, constructed & approved by EVH
- Add two EV parking spaces



APN #918-160-019
EX LU, PUBLIC FACILITIES
EX ZONE R-R

APN #918-160-021
EX LU, PUBLIC FACILITIES
EX ZONE R-R

APN #918-160-004
EX LU, LI
EX ZONE R-R
INST# 71-148344

R.S. 144/24

R.S. 73/18-22

APN #918-160-016
EX LU, FM
EX ZONE R-R

AREA RECEIVED FROM RCA
APN 918-170-007
SEE RCA EXHIBIT

APN #918-170-007
INST# 2011-399913
EX LU, FM
EX ZONE R-R

AREA GIVEN TO RCA
APN 918-160-005
SEE RCA EXHIBIT

APN #918-160-018
INST# 1-16-1947
EX 607, PG 538
EX LU, FM
EX ZONE R-R

ELEV: 1301

ELEV: 1317

ELEV: 1341



Appendix B

Applicable Noise Regulations

No standardized criteria have been developed for assessing construction noise impact. Consequently, criteria must be developed on a project-specific basis unless local ordinances apply. As stated earlier in this section, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. While it is not the purpose of this manual to specify standardized criteria for construction noise impact, the following guidelines can be considered reasonable criteria for assessment. If these criteria are exceeded, there may be adverse community reaction.

The construction impact guidelines are presented based on the level of quantitative assessment.

Option A: General Assessment – Compare the combined $L_{eq.equip(1hr)}$ for the two noisiest pieces of equipment for each phase of construction determined in Section 7.1, Step 3 to the criteria below. Then, identify locations where the level exceeds the criteria.

Table 7-2 General Assessment Construction Noise Criteria

Land Use	$L_{eq.equip(1hr)}$, dBA	
	Day	Night
Residential	90	80
Commercial	100	100
Industrial	100	100

Option B: Detailed Analysis – Compare the combined $L_{eq.equip(1hr)}$ and the combined $L_{dn.equip(30day)}$ for all equipment for each phase of construction determined in Section 7.1, Step 3 to the criteria below. Then, identify locations where the level exceeds the criteria.

Table 7-3 Detailed Analysis Construction Noise Criteria

Land Use	$L_{eq.equip(8hr)}$, dBA		$L_{dn.equip(30day)}$, dBA 30-day Average
	Day	Night	
Residential	80	70	75
Commercial	85	85	80*
Industrial	90	90	85*

*Use a 24-hour $L_{eq(24hr)}$ instead of $L_{dn.equip(30day)}$.

Step 5: Determine Construction Noise Mitigation Measures

Evaluate the need for mitigation and select appropriate mitigation measures.

To assess the damage potential from ground vibration induced by construction equipment, a synthesis of various vibration criteria presented in Chapter 6 has been developed. This synthesis of criteria essentially assumes that the threshold for continuous sources is about half of the threshold for transient sources. A vibration amplitude predicted using Eqs. 9–12 can be compared the criteria in Tables 19 and 20 to evaluate the potential for damage.

Table 19. Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

A similar synthesis of criteria relating to human perception has also been developed and is summarized in Table 19. A vibration amplitude predicted with Eqs. 1–4 can be compared to the criteria in Table 20 for a simple evaluation of the potential for annoyance and adverse impact. Some individuals may be annoyed at barely perceptible levels of vibration, depending on the activities in which they are participating.

Table 20. Guideline Vibration Annoyance Potential Criteria

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

7.3.1 Example Calculations

Example 1: An 80,000 ft-lb. pile driver will be operated at 100 ft. from a new office building and 100 ft. from a historic building known to be

Noise Mitigation Strategies

Many land uses emit noise above state-mandated acceptable levels. The noise emitted from a land use must be mitigated to acceptable levels indoors and outdoors in order for other, more noise-sensitive land uses to locate in proximity to these noise producers. There are a number of ways to mitigate noise and the following policies suggest some possible solutions to noise problems.

Policies:

- N 2.1 Create a County Noise Inventory to identify major noise generators and noise-sensitive land uses, and to establish appropriate noise mitigation strategies. (AI 105)
- N 2.2 Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise. (AI 105, 107)
- N 2.3 Mitigate exterior and interior noises to the levels listed in Table N-2 below to the extent feasible, for stationary sources: (AI 105)

**Table N-2:
Stationary Source Land Use Noise Standards¹**

Land Use	Interior Standards	Exterior Standards
<i>Residential</i>		
10:00 p.m. to 7:00 a.m.	40 L _{eq} (10 minute)	45 L _{eq} (10 minute)
7:00 a.m. to 10:00 p.m.	55 L _{eq} (10 minute)	65 L _{eq} (10 minute)

¹ These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.

Noise Producers

Location of Noise Producers

“

Good neighbors keep their noise to themselves.

”

The communities of Riverside County need a variety of land uses in order to thrive and succeed. These land uses may provide jobs, clean water, ensure safety, ship goods, and ease transportation woes. But they may also emit high levels of noise throughout the day. These noise-producing land uses can complement a community when the noise they emit is properly mitigated. The following policies suggest a series of surveys and analyses to correctly identify the proper noise mitigating procedures in order to promote the continued success of the communities of Riverside County.

Agriculture

One of the major economic thrusts of Riverside County is the agricultural industry. The Riverside County Right-to-Farm Ordinance conserves, protects, and encourages the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of Riverside County’s residents. The Right-to-Farm Ordinance also attempts to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own,

**ORDINANCE NO. 847
(AS AMENDED THROUGH 847.1)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
ORDINANCE NO. 847 REGULATING NOISE**

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. INTENT. At certain levels, sound becomes noise and may jeopardize the health, safety or general welfare of Riverside County residents and degrade their quality of life. Pursuant to its police power, the Board of Supervisors hereby declares that noise shall be regulated in the manner described herein. This ordinance is intended to establish countywide standards regulating noise. This ordinance is not intended to establish thresholds of significance for the purpose of any analysis required by the California Environmental Quality Act and no such thresholds are hereby established.

Section 2. EXEMPTIONS. Sound emanating from the following sources is exempt from the provisions of this ordinance:

- a. Facilities owned or operated by or for a governmental agency.
- b. Capital improvement projects of a governmental agency.
- c. The maintenance or repair of public properties.
- d. Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile.
- e. Public or private schools and school-sponsored activities
- f. Agricultural operations on land designated Agriculture in the Riverside County General Plan, or land zoned A-1 (Light Agriculture), A-P (Light Agriculture With Poultry), A-2 (Heavy Agriculture), A-D (Agriculture-Dairy) or C/V (Citrus/Vineyard), provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile.
- g. Wind Energy Conversion Systems (WECS), provided such systems comply with the WECS noise provisions of Riverside County Ordinance No. 348.
- h. Private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling.
- i. Private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, provided that:
 1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
 2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Section 5. SOUND LEVEL MEASUREMENT METHODOLOGY. Sound level measurements may be made anywhere within the boundaries of an occupied property. The actual location of a sound level measurement shall be at the discretion of the enforcement officials identified in Section 8. of this ordinance. Sound level measurements shall be made with a sound level meter. Immediately before a measurement is made, the sound level meter shall be calibrated utilizing an acoustical calibrator meeting the standards of the American National Standards Institute. Following a sound level measurement, the calibration of the sound level meter shall be re-verified. Sound level meters and calibration equipment shall be certified annually.

Section 6. SPECIAL SOUND SOURCES STANDARDS. The general sound level standards set forth in Section 4. of this ordinance apply to sound emanating from all sources, including the following special sound sources, and the person creating, or allowing the creation of, the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards, the failure to comply with which constitute separate violations of this ordinance.

- a. Motor Vehicles.
 1. Off-Highway Vehicles.
 - i. No person shall operate an off-highway vehicle unless it is equipped with a USDA qualified spark arrester and a constantly operating and properly maintained muffler. A muffler is not considered constantly operating and properly maintained if it is equipped with a cutout, bypass or similar device.
 - ii. No person shall operate an off-highway vehicle unless the noise emitted by the vehicle is not more than 96 dBA if the vehicle was manufactured on or after January 1, 1986 or is not more than 101 dBA if the vehicle was manufactured before January 1, 1986. For purposes of this subsection, emitted noise shall be measured a distance of twenty (20) inches from the vehicle tailpipe using test procedures established by the Society of Automotive Engineers under Standard J-1287.
 2. Sound Systems. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, between the hours of 10:00 p.m. and 8:00 a.m., such that the sound system is audible to the human ear inside any inhabited dwelling. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, at any other time such that the sound system is audible to the human ear at a distance greater than one hundred (100) feet from the vehicle.
- b. Power Tools and Equipment. No person shall operate any power tools or equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than a dwelling in which the power tools or equipment may be located. No person shall operate any power tools or equipment at any other time such that the power tools

or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

- c. Audio Equipment. No person shall operate any audio equipment, whether portable or not, between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible to the human ear inside an inhabited dwelling other than a dwelling in which the equipment may be located. No person shall operate any audio equipment, whether portable or not, at any other time such that the equipment is audible to the human ear at a distance greater than one hundred (100) feet from the equipment.
- d. Sound Amplifying Equipment and Live Music. No person shall install, use or operate sound amplifying equipment, or perform, or allow to be performed, live music unless such activities comply with the following requirements. To the extent that these requirements conflict with any conditions of approval attached to an underlying land use permit, these requirements shall control.
 - 1. Sound amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.
 - 2. Sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.

Section 7. EXCEPTIONS. Exceptions may be requested from the standards set forth in Sections 4. or 6. of this ordinance and may be characterized as construction-related, single event or continuous events exceptions.

- a. Application and Processing.
 - 1. Construction-Related Exceptions. An application for a construction-related exception shall be made to and considered by the Director of Building and Safety on forms provided by the Building and Safety Department and shall be accompanied by the appropriate filing fee. No public hearing is required.
 - 2. Single Event Exceptions. An application for a single event exception shall be made to and considered by the Planning Director on forms provided by the Planning Department and shall be accompanied by the appropriate filing fee. No public hearing is required.
 - 3. Continuous Events Exceptions. An application for a continuous events exception shall be made to the Planning Director on forms provided by the Planning Department and shall be accompanied by the appropriate filing fee. Upon receipt of an application for a continuous events exception, the Planning Director shall set the matter for public hearing before the Planning Commission, notice of which shall be given as provided in Section 18.26.c. of Riverside County Ordinance No. 348. Notwithstanding the above, an application for a



Appendix C

Measurement Details

LONG-TERM MONITORING SITE VISIT FORM

METERS & CALIBRATORS		JOB #: S220502	DATES: 5/10/2022 - 5/11/2022	DAYS: Tuesday-Wednesday			
METER		PROJECT NAME: Temecula Creek Cottages Special Event Facility					
Model#:	Piccolo 2	CLIENT NAME: Markham Development Strategies LLC					
Serial#:	P0220043006	WEATHER	Time	Temperature	Sky	Humidity	Wind
		Drop-Off	10:30 a.m.	low 70s	Clear	Low	5-10 mph
		Pick-Up	12:10 p.m.	low 70s	Sunny	Low	5-10 mph
Model#:	Piccolo 2	SOUND DATA					
Serial#:	P0220110908	NML #	Serial #	Drop-Off Time	Height (ft)	Location	Notes
CALIBRATOR		NML 1	P0220043006	10:38 a.m.	4.5	Near south PL	Placed in tree
Model#:	CAL200						
Serial#:	16454	NML 2	P0220110908	10:47 a.m.	4.5	Near east PL	Placed along existing wire fence
EQUIPMENT LIST							
Meas. Wheel							
Camera	x						
Sound Meter	x	<u>Sketches</u>					
Calibrator	x						
Tripod							
Wind Screen	x						
Plans	x						
Project Folder	x						
Directions	x						
Business cards	x						
EXTRA EQUIPMENT							
Jurisdiction:	County of Riverside	Zoning:	Rural Residential	Noise Limit:	5 dBA Leq 10 min day, 45 dBA Leq 10 min nig		
Neighboring Properties:	Rural Residential in all directions						
NOTES:	Traffic noise on Rainbow Canyon Road is primary source of noise. No other noise sources significant.						

Table with columns: Number, Start Date, Start Time, End Time, Duration, Mean Mod Input, Range Input, Type, SPL, Time VLN, H, Freq, V, Overload, UnderRange, Sensitivity, Lz, L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100.

Number	Start Date	Start Time	End Time	Duration	Meal	Mean Input	Range Input	Type	SPL	Time	V1/N3	Freq	Vload	UnderRange	Sensitivity	L2eq	L3eq	L4eq	L5max	L6max	L7max	L8max	L9min	L10min	L11min	L12	L13	L14	L15	L16	L17	L18	L19	L20	L21	L22	L23	L24	L25	L26	L27	L28	L29	L30	L31	L32	L33	L34	L35	L36	L37	L38	L39	L40	L41	L42	L43	L44	L45	L46	L47	L48	L49	L50	L51	L52	L53	L54	L55	L56	L57	L58	L59	L60	L61	L62	L63	L64	L65	L66	L67	L68	L69	L70	L71	L72	L73	L74	L75	L76	L77	L78	L79	L80	L81	L82	L83	L84	L85	L86	L87	L88	L89	L90	L91	L92	L93	L94	L95	L96	L97	L98	L99	L100																																																																																																																																																																																																																																																																																																																		
676	5/10/2022	9:53:00 PM	9:54:00 PM	01:00	Auto	Low	Mic	Fast	dBA	No	No	12.47mV	66.7	62.4	55.3	76.6	69.9	59.9	62.1	63.8	60.1	52.6	86.8	81.9	74.5	84.2	81.6	74.5	61.4	61.2	60.2	59.2	58.8	57.2	56	54.2	53.8	52.9	52.5	51.8	51.5	51.1	50.7	50.3	50.0	49.6	49.2	48.8	48.4	48.0	47.6	47.2	46.8	46.4	46.0	45.6	45.2	44.8	44.4	44.0	43.6	43.2	42.8	42.4	42.0	41.6	41.2	40.8	40.4	40.0	39.6	39.2	38.8	38.4	38.0	37.6	37.2	36.8	36.4	36.0	35.6	35.2	34.8	34.4	34.0	33.6	33.2	32.8	32.4	32.0	31.6	31.2	30.8	30.4	30.0	29.6	29.2	28.8	28.4	28.0	27.6	27.2	26.8	26.4	26.0	25.6	25.2	24.8	24.4	24.0	23.6	23.2	22.8	22.4	22.0	21.6	21.2	20.8	20.4	20.0	19.6	19.2	18.8	18.4	18.0	17.6	17.2	16.8	16.4	16.0	15.6	15.2	14.8	14.4	14.0	13.6	13.2	12.8	12.4	12.0	11.6	11.2	10.8	10.4	10.0	9.6	9.2	8.8	8.4	8.0	7.6	7.2	6.8	6.4	6.0	5.6	5.2	4.8	4.4	4.0	3.6	3.2	2.8	2.4	2.0	1.6	1.2	0.8	0.4	0.0	-0.4	-0.8	-1.2	-1.6	-2.0	-2.4	-2.8	-3.2	-3.6	-4.0	-4.4	-4.8	-5.2	-5.6	-6.0	-6.4	-6.8	-7.2	-7.6	-8.0	-8.4	-8.8	-9.2	-9.6	-10.0	-10.4	-10.8	-11.2	-11.6	-12.0	-12.4	-12.8	-13.2	-13.6	-14.0	-14.4	-14.8	-15.2	-15.6	-16.0	-16.4	-16.8	-17.2	-17.6	-18.0	-18.4	-18.8	-19.2	-19.6	-20.0	-20.4	-20.8	-21.2	-21.6	-22.0	-22.4	-22.8	-23.2	-23.6	-24.0	-24.4	-24.8	-25.2	-25.6	-26.0	-26.4	-26.8	-27.2	-27.6	-28.0	-28.4	-28.8	-29.2	-29.6	-30.0	-30.4	-30.8	-31.2	-31.6	-32.0	-32.4	-32.8	-33.2	-33.6	-34.0	-34.4	-34.8	-35.2	-35.6	-36.0	-36.4	-36.8	-37.2	-37.6	-38.0	-38.4	-38.8	-39.2	-39.6	-40.0	-40.4	-40.8	-41.2	-41.6	-42.0	-42.4	-42.8	-43.2	-43.6	-44.0	-44.4	-44.8	-45.2	-45.6	-46.0	-46.4	-46.8	-47.2	-47.6	-48.0	-48.4	-48.8	-49.2	-49.6	-50.0	-50.4	-50.8	-51.2	-51.6	-52.0	-52.4	-52.8	-53.2	-53.6	-54.0	-54.4	-54.8	-55.2	-55.6	-56.0	-56.4	-56.8	-57.2	-57.6	-58.0	-58.4	-58.8	-59.2	-59.6	-60.0	-60.4	-60.8	-61.2	-61.6	-62.0	-62.4	-62.8	-63.2	-63.6	-64.0	-64.4	-64.8	-65.2	-65.6	-66.0	-66.4	-66.8	-67.2	-67.6	-68.0	-68.4	-68.8	-69.2	-69.6	-70.0	-70.4	-70.8	-71.2	-71.6	-72.0	-72.4	-72.8	-73.2	-73.6	-74.0	-74.4	-74.8	-75.2	-75.6	-76.0	-76.4	-76.8	-77.2	-77.6	-78.0	-78.4	-78.8	-79.2	-79.6	-80.0	-80.4	-80.8	-81.2	-81.6	-82.0	-82.4	-82.8	-83.2	-83.6	-84.0	-84.4	-84.8	-85.2	-85.6	-86.0	-86.4	-86.8	-87.2	-87.6	-88.0	-88.4	-88.8	-89.2	-89.6	-90.0	-90.4	-90.8	-91.2	-91.6	-92.0	-92.4	-92.8	-93.2	-93.6	-94.0	-94.4	-94.8	-95.2	-95.6	-96.0	-96.4	-96.8	-97.2	-97.6	-98.0	-98.4	-98.8	-99.2	-99.6	-100.0

Table with columns: Number, Start Date, Start Time, End Time, Duration, Mean Mod Input, Range Input, Type, SPL, Time VLN% Freq, VLN% Overload, UnderRange, Sensitivity, L7eq, L7c, L7d, L7e, L7f, L7g, L7h, L7i, L7j, L7k, L7l, L7m, L7n, L7o, L7p, L7q, L7r, L7s, L7t, L7u, L7v, L7w, L7x, L7y, L7z, L7aa, L7ab, L7ac, L7ad, L7ae, L7af, L7ag, L7ah, L7ai, L7aj, L7ak, L7al, L7am, L7an, L7ao, L7ap, L7aq, L7ar, L7as, L7at, L7au, L7av, L7aw, L7ax, L7ay, L7az, L7ba, L7bb, L7bc, L7bd, L7be, L7bf, L7bg, L7bh, L7bi, L7bj, L7bk, L7bl, L7bm, L7bn, L7bo, L7bp, L7bq, L7br, L7bs, L7bt, L7bu, L7bv, L7bw, L7bx, L7by, L7bz, L7ca, L7cb, L7cc, L7cd, L7ce, L7cf, L7cg, L7ch, L7ci, L7cj, L7ck, L7cl, L7cm, L7cn, L7co, L7cp, L7cq, L7cr, L7cs, L7ct, L7cu, L7cv, L7cw, L7cx, L7cy, L7cz, L7da, L7db, L7dc, L7dd, L7de, L7df, L7dg, L7dh, L7di, L7dj, L7dk, L7dl, L7dm, L7dn, L7do, L7dp, L7dq, L7dr, L7ds, L7dt, L7du, L7dv, L7dw, L7dx, L7dy, L7dz, L7ea, L7eb, L7ec, L7ed, L7ee, L7ef, L7eg, L7eh, L7ei, L7ej, L7ek, L7el, L7em, L7en, L7eo, L7ep, L7eq, L7er, L7es, L7et, L7eu, L7ev, L7ew, L7ex, L7ey, L7ez, L7fa, L7fb, L7fc, L7fd, L7fe, L7ff, L7fg, L7fh, L7fi, L7fj, L7fk, L7fl, L7fm, L7fn, L7fo, L7fp, L7fq, L7fr, L7fs, L7ft, L7fu, L7fv, L7fw, L7fx, L7fy, L7fz, L7ga, L7gb, L7gc, L7gd, L7ge, L7gf, L7gg, L7gh, L7gi, L7gj, L7gk, L7gl, L7gm, L7gn, L7go, L7gp, L7gq, L7gr, L7gs, L7gt, L7gu, L7gv, L7gw, L7gx, L7gy, L7gz, L7ha, L7hb, L7hc, L7hd, L7he, L7hf, L7hg, L7hi, L7hj, L7hk, L7hl, L7hm, L7hn, L7ho, L7hp, L7hq, L7hr, L7hs, L7ht, L7hu, L7hv, L7hw, L7hx, L7hy, L7hz, L7ia, L7ib, L7ic, L7id, L7ie, L7if, L7ig, L7ih, L7ii, L7ij, L7ik, L7il, L7im, L7in, L7io, L7ip, L7iq, L7ir, L7is, L7it, L7iu, L7iv, L7iw, L7ix, L7iy, L7iz, L7ja, L7jb, L7jc, L7jd, L7je, L7jf, L7jg, L7jh, L7ji, L7jj, L7jk, L7jl, L7jm, L7jn, L7jo, L7jp, L7jq, L7jr, L7js, L7jt, L7ju, L7jv, L7jw, L7jx, L7jy, L7jz, L7ka, L7kb, L7kc, L7kd, L7ke, L7kf, L7kg, L7kh, L7ki, L7kj, L7kk, L7kl, L7km, L7kn, L7ko, L7kp, L7kq, L7kr, L7ks, L7kt, L7ku, L7kv, L7kw, L7kx, L7ky, L7kz, L7la, L7lb, L7lc, L7ld, L7le, L7lf, L7lg, L7lh, L7li, L7lj, L7lk, L7ll, L7lm, L7ln, L7lo, L7lp, L7lq, L7lr, L7ls, L7lt, L7lu, L7lv, L7lw, L7lx, L7ly, L7lz, L7ma, L7mb, L7mc, L7md, L7me, L7mf, L7mg, L7mh, L7mi, L7mj, L7mk, L7ml, L7mn, L7mo, L7mp, L7mq, L7mr, L7ms, L7mt, L7mu, L7mv, L7mw, L7mx, L7my, L7mz, L7na, L7nb, L7nc, L7nd, L7ne, L7nf, L7ng, L7nh, L7ni, L7nj, L7nk, L7nl, L7no, L7np, L7nq, L7nr, L7ns, L7nt, L7nu, L7nv, L7nw, L7nx, L7ny, L7nz, L7oa, L7ob, L7oc, L7od, L7oe, L7of, L7og, L7oh, L7oi, L7oj, L7ok, L7ol, L7om, L7on, L7oo, L7op, L7oq, L7or, L7os, L7ot, L7ou, L7ov, L7ow, L7ox, L7oy, L7oz, L7pa, L7pb, L7pc, L7pd, L7pe, L7pf, L7pg, L7ph, L7pi, L7pj, L7pk, L7pl, L7pn, L7po, L7pp, L7pq, L7pr, L7ps, L7pt, L7pu, L7pv, L7pw, L7px, L7py, L7pz, L7qa, L7qb, L7qc, L7qd, L7qe, L7qf, L7qg, L7qh, L7qi, L7qj, L7qk, L7ql, L7qm, L7qn, L7qo, L7qp, L7qq, L7qr, L7qs, L7qt, L7qu, L7qv, L7qw, L7qx, L7qy, L7qz, L7ra, L7rb, L7rc, L7rd, L7re, L7rf, L7rg, L7rh, L7ri, L7rj, L7rk, L7rl, L7rm, L7rn, L7ro, L7rp, L7rq, L7rr, L7rs, L7rt, L7ru, L7rv, L7rw, L7rx, L7ry, L7rz, L7sa, L7sb, L7sc, L7sd, L7se, L7sf, L7sg, L7sh, L7si, L7sj, L7sk, L7sl, L7sm, L7sn, L7so, L7sp, L7sq, L7sr, L7ss, L7st, L7su, L7sv, L7sw, L7sx, L7sy, L7sz, L7ta, L7tb, L7tc, L7td, L7te, L7tf, L7tg, L7th, L7ti, L7tj, L7tk, L7tl, L7tm, L7tn, L7to, L7tp, L7tq, L7tr, L7ts, L7tt, L7tu, L7tv, L7tw, L7tx, L7ty, L7tz, L7ua, L7ub, L7uc, L7ud, L7ue, L7uf, L7ug, L7uh, L7ui, L7uj, L7uk, L7ul, L7um, L7un, L7uo, L7up, L7uq, L7ur, L7us, L7ut, L7uu, L7uv, L7uw, L7ux, L7uy, L7uz, L7va, L7vb, L7vc, L7vd, L7ve, L7vf, L7vg, L7vh, L7vi, L7vj, L7vk, L7vl, L7vm, L7vn, L7vo, L7vp, L7vq, L7vr, L7vs, L7vt, L7vu, L7vv, L7vw, L7vx, L7vy, L7vz, L7wa, L7wb, L7wc, L7wd, L7we, L7wf, L7wg, L7wh, L7wi, L7wj, L7wk, L7wl, L7wm, L7wn, L7wo, L7wp, L7wq, L7wr, L7ws, L7wt, L7wu, L7wv, L7ww, L7wx, L7wy, L7wz, L7xa, L7xb, L7xc, L7xd, L7xe, L7xf, L7xg, L7xh, L7xi, L7xj, L7xk, L7xl, L7xm, L7xn, L7xo, L7xp, L7xq, L7xr, L7xs, L7xt, L7xu, L7xv, L7xw, L7xx, L7xy, L7xz, L7ya, L7yb, L7yc, L7yd, L7ye, L7yf, L7yg, L7yh, L7yi, L7yj, L7yk, L7yl, L7ym, L7yn, L7yo, L7yp, L7yq, L7yr, L7ys, L7yt, L7yu, L7yv, L7yw, L7yx, L7yy, L7yz, L7za, L7zb, L7zc, L7zd, L7ze, L7zf, L7zg, L7zh, L7zi, L7zj, L7zk, L7zl, L7zm, L7zn, L7zo, L7zp, L7zq, L7zr, L7zs, L7zt, L7zu, L7zv, L7zw, L7zx, L7zy, L7zz

Number	Start Date	Start Time	End Time	Duration	Mean Mod Input	Range Input	Type	SPL	VLN% Freq	VLoad	UnderRange	Sensitivity	LiZ4	LcQ4	Aeq	LZmax	LCmax	Lmax	LZmin	Lcmin	Lamin	LZ1	LCE	L2A	LZpeak	LcPeak	LPeak	1%	2%	5%	8%	10%	25%	50%	90%	95%	99%						
901	5/11/2022	14:00 AM	14:00 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.4	54.6	42.7	69.6	62.9	45.8	55.8	49.8	38.7	79.6	72.9	59.7	76.5	70.2	57.2	45.1	44.6	43.9	43.6	43.4	42.5	41.7	39.9	39.6	39.2					
902	5/11/2022	14:00 AM	14:00 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.8	55.1	41.9	69.6	62.9	45.8	55.8	49.8	38.7	79.6	72.9	59.7	76.5	70.2	57.2	45.1	44.6	43.9	43.6	43.4	42.5	41.7	39.9	39.6	39.2					
903	5/11/2022	14:00 AM	15:00 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.8	55.1	44.2	73	67.4	51.1	54.7	49.8	40.2	80.7	74.2	62	80	74.3	67.2	48.6	48.4	47.7	46.8	46.5	45.4	43.1	41	40.7	40.4	39.7				
904	5/11/2022	14:00 AM	15:00 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.9	58.6	47.9	69	61.1	55.7	52.3	46.8	39.7	80.7	74.2	62	80	74.3	67.2	48.6	48.4	47.7	46.8	46.5	45.4	43.1	41	40.7	40.4	39.7				
905	5/11/2022	15:00 AM	15:20 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	63.4	56.4	42.5	72.3	64.8	46.8	56.1	50.6	40.4	81.2	74.2	60.3	78.6	72	58.5	45.1	44.6	44.1	43.9	43.6	42.9	42.2	41.3	41.1	40.9	40.4				
906	5/11/2022	15:20 AM	15:40 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.7	56.3	42.7	68.8	62	45.5	56.2	50.8	40.1	80.5	74.1	60.5	75.4	69.7	57.3	44.8	44.4	44.1	43.9	43.8	43.3	42.6	41.1	40.8	40.4	39.7				
907	5/11/2022	15:30 AM	15:40 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62	55.7	43.5	67.1	59.6	48.6	56.9	51.8	40.5	79.8	73.5	61.3	75.3	69.9	59.2	47.8	47	46.1	45.5	45	43.7	43.1	41.4	41.2	40.9	40.4				
908	5/11/2022	15:40 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.8	55.6	44.3	69.2	63.2	58.1	54.7	49.8	38.3	79.6	73.4	62.1	78.1	76.5	73.3	52.8	51.2	50.1	48.8	47.2	47.1	45.9	39.6	39.4	38.7	38.8				
909	5/11/2022	15:50 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.8	55.6	44.3	69.2	63.2	58.1	54.7	49.8	38.3	79.6	73.4	62.1	78.1	76.5	73.3	52.8	51.2	50.1	48.8	47.2	47.1	45.9	39.6	39.4	38.7	38.8				
910	5/11/2022	15:50 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.8	55.6	44.3	69.2	63.2	58.1	54.7	49.8	38.3	79.6	73.4	62.1	78.1	76.5	73.3	52.8	51.2	50.1	48.8	47.2	47.1	45.9	39.6	39.4	38.7	38.8				
911	5/11/2022	15:50 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.4	54.8	43.4	67.6	60.5	48.3	56.4	50.9	40.7	80.2	72.6	61.2	76	70	59.8	47.3	46.7	45.6	44.8	44.6	44	43.2	41.4	41.2	41	40.8	40.4			
912	5/11/2022	15:50 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.1	53.8	42.9	66.9	58.7	46.8	54.5	49.9	40.3	77.9	71.4	60.2	73.9	68.3	65.9	45.7	45.2	44.8	44.5	44.4	43.5	42.6	41.3	41.1	40.8	40.4				
913	5/11/2022	15:50 AM	15:50 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.7	54.2	42.6	67.7	59.8	45.6	53.7	49	40.3	78.5	72	60.4	74.7	69	60.2	44.8	44.6	44.3	44.1	44	43.3	42.4	41.1	40.8	40.5	40.2				
914	5/11/2022	2:00 AM	2:01 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.7	54.2	42.2	67.7	59.8	45.6	53.7	49	40.3	78.5	72	60.4	74.7	69	60.2	44.8	44.6	44.3	44.1	44	43.3	42.4	41.1	40.8	40.5	40.2				
915	5/11/2022	2:01 AM	2:02 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.7	54.2	42.2	67.7	59.8	45.6	53.7	49	40.3	78.5	72	60.4	74.7	69	60.2	44.8	44.6	44.3	44.1	44	43.3	42.4	41.1	40.8	40.5	40.2				
916	5/11/2022	2:02 AM	2:03 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.1	54.2	42.4	66.8	59.7	47.8	54.8	50.1	40.4	78.4	72	60.2	74.7	68.4	59.6	46.4	44.9	43.8	43.5	43.3	42.7	42.2	41.2	41	40.7	40.4				
917	5/11/2022	2:03 AM	2:04 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.6	54	43.2	68.4	60.3	46.3	54.5	50.1	41	78.4	71.8	61	74.1	67.6	65.4	46	45.8	45.2	44.8	44.6	44.3	43.7	42.9	41.8	41.6	41.2	40.9			
918	5/11/2022	2:04 AM	2:05 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.6	54	43.2	68.4	60.3	46.3	54.5	50.1	41	78.4	71.8	61	74.1	67.6	65.4	46	45.8	45.2	44.8	44.6	44.3	43.7	42.9	41.8	41.6	41.2	40.9			
919	5/11/2022	2:05 AM	2:06 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.3	54.5	43.4	66.6	58.4	46.1	55.6	50.9	40.4	78.1	72.3	61.2	74.2	67.7	60.6	45.3	45.1	44.9	44.7	44.6	44.2	43.3	41.6	41.3	41	40.8	40.4			
920	5/11/2022	2:06 AM	2:07 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.4	58.2	46.6	70	67.9	53.3	57	53.7	43.6	80.2	76	64.4	77.6	76	65.6	51.1	50.2	48.8	48.1	47.7	46.8	46.5	45	44.6	44.2	40.9	40.4			
921	5/11/2022	2:07 AM	2:08 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.6	54.7	43.5	65.4	58.6	47.1	55.1	51	40.7	78.4	72.5	61.3	73.7	68.4	59.1	46.7	46.4	46	45.5	45.3	44.1	43.2	41.7	41.4	40.9	40.4				
922	5/11/2022	2:08 AM	2:09 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.1	56	44.5	67.5	60.3	47.1	57	52	41.6	79.9	73.8	62.3	75.5	69.3	59.8	46.4	46.1	45.9	45.7	45.6	45.2	44.5	43	42.7	42.2	40.9	40.4			
923	5/11/2022	2:09 AM	2:10 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.2	54.2	42.7	67.4	59.7	46.3	54.3	49.2	40.3	78.4	72.7	61.4	74.2	67.7	60.6	45.3	45.2	44.7	44.6	44.2	43.3	41.6	41.3	41	40.8	40.4				
924	5/11/2022	2:10 AM	2:11 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	59.9	53.6	40.6	66.9	59.2	47	43	38.8	49.3	77.7	71.4	58.4	74.7	67	55.5	42.7	42.6	42.3	42.1	42	41.4	40.5	38.6	38.3	38	38				
925	5/11/2022	2:11 AM	2:12 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	64.4	58.6	44	71.4	64.1	47.3	57.8	52.3	40.9	82.2	76.4	61.8	78.5	73.1	58.9	47	46.7	46	45.7	45.5	44.5	43.8	42.1	41.7	41.2	40.9	40.4			
926	5/11/2022	2:12 AM	2:13 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.7	56.2	43.4	68.2	60.7	46.9	55.8	51.8	40.9	79.5	74	61.2	74.2	69.3	58.9	45.8	45.3	44.9	44.6	44.5	43.8	43.4	41.8	41.4	41.1	40.8	40.4			
927	5/11/2022	2:13 AM	2:14 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.1	56.6	42.9	68.5	61.1	46.9	57.3	52.6	42.3	79.9	73.7	62.2	74.6	69.5	59	46.5	46.3	46	45.7	45.6	45.1	44.2	43.1	42.9	42.6	40.9	40.4			
928	5/11/2022	2:14 AM	2:15 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.3	55.8	44.4	68.5	61.2	49	55.4	51.6	41.8	80.1	73.6	62.2	75.4	71.7	60.7	47.6	47.6	47.6	47.6	47.6	47.6	47.6	47.6	47.6	47.6	47.6	47.6			
929	5/11/2022	2:15 AM	2:16 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.2	55.3	44.8	68	60.7	53.2	55.5	50.7	39.9	79	73.1	62.6	75.2	70.2	64.7	52	50.1	49.2	48.8	47.7	47.5	47.2	46.8	46.4	46	45.7	45.4	45.1		
930	5/11/2022	2:16 AM	2:17 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	60.1	53.8	42.3	65.4	59.1	45.5	55.3	49.8	39.9	77.9	71.6	60.1	73.1	67.8	57.2	44.7	44.5	43.9	43.6	43.5	43	42.3	40.6	40.5	40.2	40.1				
931	5/11/2022	2:17 AM	2:18 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	64.5	58.1	44.4	74.2	67.6	50.8	56.6	51.7	40.3	82.3	75.9	62.2	80.4	74	61.7	48.7	47.9	47.2	47	46.4	46.2	45.3	44.5	43.8	43.4	43.1	42.8	42.5	42.2	
932	5/11/2022	2:18 AM	2:19 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	62.2	55.7	44.3	70	62	48.5	56.3	51.5	40	79.9	73.5	62.1	73	70.2	60.4	47.2	47.1	46.6	46.2	46	45.2	44.2	43.6	43.2	42.8	42.4	42.1	41.8	41.5	41.2
933	5/11/2022	2:19 AM	2:20 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	64	59.3	47.6	70.2	67.1	56.5	56.9	51.6	40.1	81.8	77.1	65.4	78.7	76.6	68.1	55.5	54.6	53.4	52.2	51.4	48	44.8	41.6	41.3	41	40.7	40.4	40.1	39.8	
934	5/11/2022	2:20 AM	2:21 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	61.5	55	42	68.6	60.7	47.4	55	50.5	39.7	79.3	72.8	59.8	74.7	68.2	57.6	46	44.4	43.6	43.1	42.5	41.8	41.6	41.3	41	40.7	40.4	40.1			
935	5/11/2022	2:21 AM	2:22 AM	0:00	Auto	Low	Mic	Fast	dBa	No	No	No	11.91Mv	64.7																													

Number	Start Date	Start Time	End Time	Duration	Meal Mod	Input	Rang	Input Type	SPL	Time	VLAN	Freq	Overload	Under	Rang	Sensitivity	Lzreq	LcEq	L8eq	Lzmax	Lcmax	Lxmax	Lzmin	Lcmin	Lamin	LZE	LCE	LAE	Lzpeak	Lcpeak	Lxpeak	1%	2%	5%	8%	10%	25%	50%	90%	95%	99%		
1351	5/11/2022	9:17:00 AM	9:18:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65	59.1	48.2	71	64.3	58	58.4	54.1	44.3	82.8	76.9	66	77.7	74.4	70.2	56	54	52.2	51.5	51.3	48.9	45.9	44.9	44.8	44.5
1352	5/11/2022	9:18:00 AM	9:19:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65	59.1	48.2	71	64.3	58	58.4	54.1	44.3	82.8	76.9	66	77.7	74.4	70.2	56	54	52.2	51.5	51.3	48.9	45.9	44.9	44.8	44.5
1353	5/11/2022	9:19:00 AM	9:20:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65	59.1	48.2	71	64.3	58	58.4	54.1	44.3	82.8	76.9	66	77.7	74.4	70.2	56	54	52.2	51.5	51.3	48.9	45.9	44.9	44.8	44.5
1354	5/11/2022	9:20:00 AM	9:21:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65	59.1	48.2	71	64.3	58	58.4	54.1	44.3	82.8	76.9	66	77.7	74.4	70.2	56	54	52.2	51.5	51.3	48.9	45.9	44.9	44.8	44.5
1355	5/11/2022	9:21:00 AM	9:22:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							68.1	62.4	48.8	75.8	70.9	55.0	60.8	55.8	43.3	85.0	80.2	66.6	83.4	80.3	68.6	54.7	54	52.8	52.3	52.1	50.2	47.2	44.2	44	43.7
1356	5/11/2022	9:22:00 AM	9:23:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.4	60.4	47.7	75.8	69.1	55.9	62.8	56.6	44.5	84.2	78.1	65.5	82.5	75.7	67.4	53.7	52.9	50.9	50.1	49.7	48.2	46.9	45.1	44.9	44.7
1357	5/11/2022	9:23:00 AM	9:24:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.5	58.6	46.7	70.9	63.5	55.4	57.4	53.5	43.7	82.3	76.4	64.5	78.8	73.2	67.3	53.2	52.3	50.7	49.3	48.8	46.4	45.6	44.7	44.5	44.1
1358	5/11/2022	9:24:00 AM	9:25:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.1	58.7	47.3	71.3	64.2	57.8	58.9	54.6	43.8	82.9	76.5	65.1	77.9	73.5	67.8	53.6	52.6	51.3	50.2	49.1	47	45.7	44.6	44.4	44.2
1359	5/11/2022	9:25:00 AM	9:26:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.6	60.3	51.2	72.8	68.1	69.3	59.9	55.2	43.8	84.4	78.1	69	82.1	82.7	64.6	53.3	52.2	51.1	50.4	50.2	49	47.4	44.8	44.4	44.1
1360	5/11/2022	9:26:00 AM	9:27:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.4	59.8	49.1	74.6	68.7	56	59.9	55.8	43.8	83.2	77.6	66.0	84	78.8	67.7	54.6	53.7	52.5	51.9	51.5	50.1	48.3	45.4	44.9	44.3
1361	5/11/2022	9:27:00 AM	9:28:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.3	60.4	48.3	76.1	70.5	57.4	60.2	54.9	44.1	84.1	78.2	66.1	83.7	77.7	69.4	55.1	53.2	51.7	50.6	50.3	48.8	47.3	45.4	44.9	44.4
1362	5/11/2022	9:28:00 AM	9:29:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.1	60.6	54.5	76.1	75.6	76.5	60.3	55.1	43.4	83.9	78.4	72.3	87.4	86	67	55.6	52.5	51.4	50.8	48.2	47.4	45.8	44.2	44	43.6
1363	5/11/2022	9:29:00 AM	9:30:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.6	61.3	48.7	73.7	72.5	58.3	60.6	56.2	43.2	84.6	78.3	67.8	82.4	80.7	68	54.3	52.7	52.9	52.3	51.1	50.6	48.9	45.8	45.2	44.6
1364	5/11/2022	9:30:00 AM	9:31:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.2	59.5	48	72.5	68	54.1	58	53.7	43.8	83	77.3	65.8	82	79.5	65.6	52.9	52.3	51.1	50.4	50.2	49	47.4	44.8	44.4	44.1
1365	5/11/2022	9:31:00 AM	9:32:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							67.1	61.4	51.1	74.7	76.9	58.8	59.4	55.3	46.3	84.9	81.9	68.9	83.3	82.7	70.9	57	56.5	55.2	54.3	53.8	51.4	49.9	47.8	47.4	46.9
1366	5/11/2022	9:32:00 AM	9:33:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.3	59.6	49	71.9	65	57.9	59.6	55.5	45.9	82.7	74	68.8	79.5	73.3	70.1	54.9	54	52.8	51.3	51.2	49.2	47.9	46.8	46.6	46.2
1367	5/11/2022	9:33:00 AM	9:34:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.5	59.3	50.7	69.2	64.6	62.4	69.1	54.3	45	82.3	77.1	68.5	79.9	77	78.2	67.4	55.7	54.5	53.8	53.3	51.5	49.1	45.8	45.5	45.3
1368	5/11/2022	9:34:00 AM	9:35:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.9	59.2	49.3	71.5	72.5	62	60.3	55.8	44.6	82.7	79.2	67.4	84.8	79.8	76.4	58	57.4	54.9	53.7	52.7	52.3	49.6	46.6	45.5	45.2
1369	5/11/2022	9:35:00 AM	9:36:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.7	58.7	47.3	70.2	62.7	55.9	58.5	54.2	44.2	82.5	76.5	65.1	77	71.7	68.1	52.7	51.5	50	49.4	49.1	47.8	46.5	45	44.8	44.4
1370	5/11/2022	9:36:00 AM	9:37:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.5	58.9	50.2	70	64.5	65.9	58.8	53.6	44.6	82.3	76.7	68	79.3	77.5	79.5	61.5	57.9	53.4	52.4	51.8	49.5	47.7	45.1	45	44.7
1371	5/11/2022	9:37:00 AM	9:38:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.2	58.9	48.5	70.8	63.1	56.8	59.5	55.9	45.1	82.7	76.7	66.3	77.7	73	67.9	53.6	52.5	52.2	50.5	50	49	47.9	46.5	46.2	45.6
1372	5/11/2022	9:38:00 AM	9:39:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.8	62.1	50.8	70.2	67.3	56.8	60.8	57.2	46.4	83.6	79.9	68.6	78.5	77	70.1	55.7	55.3	54.3	53.7	50.5	51.7	49.6	47.7	47.4	47
1373	5/11/2022	9:39:00 AM	9:40:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.1	59.6	48.8	70.7	67.1	55.5	58	54.7	45.4	81.9	77.4	66.6	79.6	78.5	66.6	53.6	52.8	51.9	51.2	50.8	49	48.3	47.8	46.9	46.3
1374	5/11/2022	9:40:00 AM	9:41:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							63.4	58	48.1	71.2	64.6	56.7	57.3	53.6	44.1	81.2	75.8	65.9	78.8	73.4	69.1	53.9	52.7	51.7	51.2	50.8	49.2	46.4	45	44.8	44.6
1375	5/11/2022	9:41:00 AM	9:42:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							63.7	58.7	47.8	69.7	63.9	57.6	59	54.3	43.8	81.5	76.5	65.6	78.6	73.6	70.6	54.2	53.4	51.9	51.2	50.8	48.5	45.9	44.4	44.2	44
1376	5/11/2022	9:42:00 AM	9:43:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.8	65	54.9	72.6	71.7	65.4	59.4	54.7	45.1	84.6	82.8	72.7	83.9	83.1	80.1	61.6	60.9	60.3	59.7	59.3	56.7	51.4	48.8	45.5	45.3
1377	5/11/2022	9:43:00 AM	9:44:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							68.4	66	54.8	74.7	73.9	68	61.7	56.4	45.8	84.2	83.1	71.4	88	83.1	81.7	65.6	53.6	52.8	52.8	50.5	58.7	52.7	48.8	45.5	46.1
1378	5/11/2022	9:44:00 AM	9:45:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.2	60.6	50.7	72.9	65.8	64.9	61	55.8	45.7	84	78.4	68.5	80.6	77.2	78.6	59.5	57.5	54.6	53.3	52.8	51.1	48.7	46.7	46.4	46
1379	5/11/2022	9:45:00 AM	9:46:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.9	59.3	48.6	70.4	63.3	54.7	59.4	54.1	44.1	82.7	77.1	66.4	78.6	73.2	67.4	52.9	51.7	51.1	50.8	49.5	48.1	45.2	44.8	44.4	
1380	5/11/2022	9:46:00 AM	9:47:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.7	59.3	47.1	71.4	63.6	54.6	58.9	54	43.7	83.5	77.1	64.9	78	72.7	66.7	52.9	51.8	50.2	49.5	49.2	48	46.2	44.4	44.2	43.9
1381	5/11/2022	9:47:00 AM	9:48:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							64.2	58.7	48.4	69.1	63.2	59.2	58.8	53.2	43.6	82.7	76.3	67.6	77.6	73.7	70.2	55.3	53.4	52	51.4	51.1	49.4	46.6	44.6	44.3	43.9
1382	5/11/2022	9:48:00 AM	9:49:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							65.4	59.1	47.3	70.9	63.9	54.3	61.1	55	43.9	83.2	76.9	65.1	78.6	72.8	66.7	53.2	51.8	50.2	49.3	49.1	47.9	46.7	44.6	44.1	
1383	5/11/2022	9:49:00 AM	9:50:00 AM	00:01:00	Auto	Low	Mic	Fast	dBa	No	No	11.91mV/F							66.6	60.4	47.5	72.3	66.7	56.2	59.3	53.9	44.2	84.4	78.2	65.3	80.4	75.9	69.9	54.6	53.3	51.7	50.6						



Appendix D

CadnaA Analysis Data and Results

Eilar Associates, Inc.

210 South Juniper Street, Suite 100

Escondido, California 92025-4230

Phone: (760) 738-5570

Date: 08 Jun 2022

Calculation Configuration

Configuration	
Parameter	Value
General	
Max. Error (dB)	0.00
Max. Search Radius #(Unit,LEN)	2000.00
Min. Dist Src to Rcvr	0.00
Partition	
Raster Factor	0.50
Max. Length of Section #(Unit,LEN)	1000.00
Min. Length of Section #(Unit,LEN)	1.00
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
Ref. Time	
Reference Time Day (min)	960.00
Reference Time Night (min)	480.00
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	6.00
Night-time Penalty (dB)	10.00
DTM	
Standard Height (m)	0.00
Model of Terrain	Triangulation
Reflection	
max. Order of Reflection	0
Search Radius Src	100.00
Search Radius Rcvr	100.00
Max. Distance Source - Rcvr	1000.00 1000.00
Min. Distance Rcvr - Reflector	1.00 1.00
Min. Distance Source - Reflector	0.10
Industrial (ISO 9613)	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
Screening	
	Excl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature #(Unit,TEMP)	10
rel. Humidity (%)	70
Ground Absorption G	1.00
Wind Speed for Dir. #(Unit,SPEED)	3.0
Roads (TNM)	
Railways (Schall 03 (1990))	
Strictly acc. to Schall 03 / Schall-Transrapid	
Aircraft (???)	
Strictly acc. to AzB	

Receivers

Name	M. ID	Level Lr		Limit. Value		Land Use			Height (ft)	Coordinates			
		Day (dBA)	Night (dBA)	Day (dBA)	Night (dBA)	Type	Auto	Noise Type		X (ft)	Y (ft)	Z (ft)	
North		57.5	55.2	0.0	0.0		x	Total	5.00	r	461.03	501.24	1293.34
South		64.7	63.8	0.0	0.0		x	Total	5.00	r	344.79	233.30	1284.63
East		55.9	54.3	0.0	0.0		x	Total	5.00	r	592.75	245.49	1320.25
Northeast		55.9	54.0	0.0	0.0		x	Total	5.00	r	588.62	413.62	1297.20
West		61.1	59.7	0.0	0.0		x	Total	5.00	r	261.08	386.42	1281.89
CAL PT		78.5	71.8	0.0	0.0		x	Total	5.00	r	387.25	336.33	1283.96

Point Sources

Name	M.	ID	Result. PWL			Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Height		Coordinates			
			Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R	Area		Day	Special	Night				(ft)	(ft)	X	Y	Z	
			(dBA)	(dBA)	(dBA)																(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
Speaker		S_1	100.8	100.8	100.8	Lw	S1		0.0	0.0	0.0							0.0	(none)	8.00	r	388.80	300.64	1286.86		
Speaker		S_1	100.8	100.8	100.8	Lw	S1		0.0	0.0	0.0							0.0	(none)	8.00	r	357.02	320.45	1284.98		

Area Sources

Name	M.	ID	Result. PWL			Result. PWL"			Lw / Li		Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Moving Pt. Src												
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R		Area	Day	Special				Night	Number	Day	Evening	Night								
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)									(min)	(min)	(min)	(dB)	(Hz)														
Male			104.1	-14.6	-14.6	79.1	-39.7	-39.7	PWL-Pt	V1		0.0	-14.6	0.0	0.0		20.00	0.00	0.00	0.0			(none)	75.0	0.0	0.0									
Female			99.6	-19.2	-19.2	74.5	-44.2	-44.2	PWL-Pt	V2		0.0	0.0	0.0			20.00	0.00	0.00	0.0			(none)	75.0	0.0	0.0									

Geometry - Area Sources

Name	Height		Coordinates			
	Begin	End	x	y	z	Ground
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
Male	5.00	r	354.05	319.91	1281.79	1276.79
			389.53	298.03	1283.96	1278.96
			432.59	369.52	1285.00	1280.00
			402.97	386.91	1285.00	1280.00
			397.80	386.74	1285.00	1280.00
			393.49	384.85	1284.74	1279.74
Female	5.00	r	354.05	319.91	1281.79	1276.79
			389.53	298.03	1283.96	1278.96
			432.59	369.52	1285.00	1280.00
			402.97	386.91	1285.00	1280.00
			397.80	386.74	1285.00	1280.00
			393.49	384.85	1284.74	1279.74

Terrain Contours

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
1310				1310.00		908.75	604.11	1310.00
						607.27	306.38	1310.00
						596.59	291.91	1310.00
						585.22	279.16	1310.00
						571.44	255.05	1310.00
						572.13	239.89	1310.00
						569.37	227.14	1310.00
						565.93	218.19	1310.00
						562.83	214.05	1310.00
						560.42	211.64	1310.00
						550.08	209.75	1310.00
						542.85	209.57	1310.00
						541.13	209.57	1310.00
						546.47	201.99	1310.00
						547.15	197.34	1310.00
						547.33	189.08	1310.00
						546.47	184.25	1310.00
						543.71	177.88	1310.00
						534.96	166.40	1310.00
						422.41	110.93	1310.00
1305				1305.00		429.91	131.75	1305.00
						511.13	168.92	1305.00
						509.88	176.72	1305.00
						512.92	183.01	1305.00
						522.90	188.22	1305.00
						526.37	195.82	1305.00
						527.24	203.41	1305.00
						531.15	212.96	1305.00
						536.14	221.43	1305.00
						540.91	226.63	1305.00
						543.30	231.84	1305.00
						550.89	237.05	1305.00
						556.10	242.04	1305.00
						558.92	244.00	1305.00
						566.09	257.02	1305.00
						566.95	264.61	1305.00
						575.24	277.54	1305.00
						878.61	597.61	1305.00
1300				1300.00		680.28	392.95	1300.00
						770.60	491.11	1300.00
						645.92	538.69	1300.00
						604.35	477.44	1300.00
						682.56	398.69	1300.00
						578.17	296.10	1300.00

S220502 TCC - Event Noise

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						562.83	283.49	1300.00
						559.36	281.54	1300.00
						558.92	274.38	1300.00
						556.75	265.26	1300.00
						550.03	257.67	1300.00
						542.86	253.33	1300.00
						539.83	249.20	1300.00
						531.15	250.51	1300.00
						520.08	247.03	1300.00
						517.69	240.74	1300.00
						517.91	230.76	1300.00
						512.70	222.29	1300.00
						494.90	214.91	1300.00
						492.95	203.41	1300.00
						495.77	191.26	1300.00
						495.99	178.89	1300.00
						494.90	169.99	1300.00
1295				1295.00		398.19	126.06	1295.00
						479.04	183.90	1295.00
						480.86	212.87	1295.00
						477.17	229.79	1295.00
						474.78	236.31	1295.00
						481.51	238.91	1295.00
						488.45	233.48	1295.00
						502.78	235.44	1295.00
						510.81	240.43	1295.00
						516.02	248.46	1295.00
						517.32	254.97	1295.00
						539.89	263.22	1295.00
						547.70	268.86	1295.00
						553.56	299.46	1295.00
						555.51	308.79	1295.00
						564.19	306.62	1295.00
						569.84	306.84	1295.00
						660.15	386.29	1295.00
1290				1290.00		394.75	138.12	1290.00
						464.24	202.06	1290.00
						470.31	220.94	1290.00
						462.72	237.87	1290.00
						465.54	246.33	1290.00
						469.88	251.98	1290.00
						483.77	262.83	1290.00
						501.78	265.65	1290.00
						515.02	289.09	1290.00
						525.00	301.24	1290.00
						537.59	305.58	1290.00

S220502 TCC - Event Noise

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						547.79	317.52	1290.00
						570.36	337.05	1290.00
						590.11	358.75	1290.00
						596.27	378.20	1290.00
						563.50	425.54	1290.00
						479.01	478.85	1290.00
						437.80	614.17	1290.00
1285				1285.00		373.21	141.64	1285.00
						379.51	219.99	1285.00
						394.04	222.00	1285.00
						406.41	229.38	1285.00
						418.78	235.24	1285.00
						423.99	240.45	1285.00
						419.43	248.69	1285.00
						417.26	251.51	1285.00
						436.79	257.16	1285.00
						446.64	258.25	1285.00
						451.56	256.61	1285.00
						464.96	262.90	1285.00
						472.61	273.56	1285.00
						489.57	292.43	1285.00
						507.89	332.90	1285.00
						534.68	372.00	1285.00
						544.53	384.30	1285.00
						544.80	395.24	1285.00
						537.14	400.98	1285.00
						522.11	400.16	1285.00
						512.26	401.26	1285.00
						493.40	404.81	1285.00
						468.51	414.11	1285.00
						457.03	424.50	1285.00
						438.98	450.20	1285.00
						436.79	463.60	1285.00
						436.79	485.75	1285.00
						435.43	511.72	1285.00
						425.86	528.68	1285.00
1280				1280.00		351.04	162.76	1280.00
						349.13	237.96	1280.00
						376.20	242.06	1280.00
						390.14	242.06	1280.00
						397.52	247.26	1280.00
						399.44	252.45	1280.00
						398.07	262.84	1280.00
						399.98	276.51	1280.00
						402.45	279.25	1280.00
						409.28	298.66	1280.00

S220502 TCC - Event Noise

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						437.72	320.81	1280.00
						451.66	324.09	1280.00
						464.24	326.28	1280.00
						481.19	347.33	1280.00
						497.60	359.64	1280.00
						513.46	368.39	1280.00
						515.10	376.04	1280.00
						490.22	387.25	1280.00
						456.86	392.45	1280.00
						428.69	401.75	1280.00
						393.15	418.97	1280.00
						358.42	435.38	1280.00
						325.61	466.55	1280.00
1275				1275.00		61.25	-16.08	1275.00
						185.31	202.00	1275.00
						287.42	269.79	1275.00
						305.19	268.97	1275.00
						311.48	272.79	1275.00
						316.13	283.18	1275.00
						321.87	295.49	1275.00
						324.33	319.82	1275.00
						322.69	335.96	1275.00
						317.48	377.63	1275.00
						308.73	427.39	1275.00
						294.52	477.70	1275.00
1325				1325.00		423.63	102.20	1325.00
						379.53	62.24	1325.00
						371.26	16.76	1325.00
						391.24	-5.29	1325.00
						445.67	-10.80	1325.00
						488.39	-10.11	1325.00
						557.98	-0.47	1325.00
						593.12	22.27	1325.00
						706.82	31.92	1325.00
						826.71	77.39	1325.00
						891.48	268.26	1325.00
						885.72	316.27	1325.00
						879.52	505.76	1325.00
						810.62	443.74	1325.00
						564.88	131.14	1325.00
						479.44	131.83	1325.00
						420.87	100.82	1325.00
1285				1285.00		-45.51	178.33	1285.00
						90.23	96.33	1285.00
						382.38	592.44	1285.00
						-37.24	591.06	1285.00

S220502 TCC - Event Noise

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						-35.86	170.06	1285.00

Sound Level Spectra

Name	ID	Type	1/3 Oktave Spectrum (dB)											Source
			Weight.	63	125	250	500	1000	2000	4000	8000	A	lin	
Amplified Music	S1	Lw (c)	A	70.6	81.2	89.0	90.5	96.1	95.7	93.1	78.6	100.8	104.3	Measurement
Male Voices - Loud	V1	Lw (c)			68.1	75.9	83.4	81.8	77.1	70.5	62.5	85.4	86.8	Pearsons et al (1977)
Female Voices - Loud	V2	Lw (c)			45.3	69.2	75.3	77.5	74.7	67.8	61.5	80.8	81.3	Pearsons et al (1977)

Eilar Associates, Inc.

210 South Juniper Street, Suite 100

Escondido, California 92025-4230

Phone: (760) 738-5570

Date: 08 Jun 2022

Calculation Configuration

Configuration	
Parameter	Value
General	
Max. Error (dB)	0.00
Max. Search Radius #(Unit,LEN)	2000.00
Min. Dist Src to Rcvr	0.00
Partition	
Raster Factor	0.50
Max. Length of Section #(Unit,LEN)	1000.00
Min. Length of Section #(Unit,LEN)	1.00
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
Ref. Time	
Reference Time Day (min)	960.00
Reference Time Night (min)	480.00
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	6.00
Night-time Penalty (dB)	10.00
DTM	
Standard Height (m)	0.00
Model of Terrain	Triangulation
Reflection	
max. Order of Reflection	0
Search Radius Src	100.00
Search Radius Rcvr	100.00
Max. Distance Source - Rcvr	1000.00 1000.00
Min. Distance Rcvr - Reflector	1.00 1.00
Min. Distance Source - Reflector	0.10
Industrial (ISO 9613)	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
Screening	
	Excl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature #(Unit,TEMP)	10
rel. Humidity (%)	70
Ground Absorption G	1.00
Wind Speed for Dir. #(Unit,SPEED)	3.0
Roads (TNM)	
Railways (Schall 03 (1990))	
Strictly acc. to Schall 03 / Schall-Transrapid	
Aircraft (???)	
Strictly acc. to AzB	

Receivers

Name	M.	ID	Level Lr		Limit. Value		Land Use			Height	Coordinates			
			Day	Night	Day	Night	Type	Auto	Noise Type		X	Y	Z	
			(dBA)	(dBA)	(dBA)	(dBA)				(ft)	(ft)	(ft)	(ft)	
North		R1	62.0	-80.2	0.0	0.0		x	Total	5.00	r	430.39	514.37	1290.00
South		R2	57.4	-80.2	0.0	0.0		x	Total	5.00	r	285.16	257.37	1280.37
East		R3	52.9	-80.2	0.0	0.0		x	Total	5.00	r	592.75	245.49	1320.25
Northeast		R4	55.2	-80.2	0.0	0.0		x	Total	5.00	r	588.62	413.62	1297.20
West		R5	64.7	-80.2	0.0	0.0		x	Total	5.00	r	298.83	452.07	1280.08

Area Sources

Name	M.	ID	Result. PWL			Result. PWL"			Lw / Li		Correction			Sound Reduction		Attenuation	Operating Time			K0	Freq.	Direct.	Moving Pt. Src									
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Evening	Night	R		Area	Day	Special				Night	Number	Day	Evening	Night					
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)							(ft ²)	(min)	(min)	(min)	(dB)	(Hz)												
Paver			106.6	6.6	6.6	84.2	-15.8	-15.8	PWL-Pt	S7		0.0	0.0	0.0		30.00	0.00	0.00	0.0		(none)			1.0	0.0	0.0						
Roller			106.0	6.0	6.0	83.6	-16.4	-16.4	PWL-Pt	S8		0.0	0.0	0.0		12.00	0.00	0.00	0.0		(none)			1.0	0.0	0.0						

Geometry - Area Sources

Name	Height		Coordinates			
	Begin	End	x	y	z	Ground
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
Paver	5.00	r	335.91	386.39	1281.21	1276.21
			353.31	375.19	1282.20	1277.20
			401.04	449.46	1287.62	1282.62
			383.30	461.69	1287.00	1282.00
Roller	5.00	r	335.91	386.39	1281.21	1276.21
			353.31	375.19	1282.20	1277.20
			401.04	449.46	1287.62	1282.62
			383.30	461.69	1287.00	1282.00

Terrain Contours

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
1310				1310.00		908.75	604.11	1310.00
						607.27	306.38	1310.00
						596.59	291.91	1310.00
						585.22	279.16	1310.00
						571.44	255.05	1310.00
						572.13	239.89	1310.00
						569.37	227.14	1310.00
						565.93	218.19	1310.00
						562.83	214.05	1310.00
						560.42	211.64	1310.00
						550.08	209.75	1310.00
						542.85	209.57	1310.00
						541.13	209.57	1310.00
						546.47	201.99	1310.00
						547.15	197.34	1310.00
						547.33	189.08	1310.00
						546.47	184.25	1310.00
						543.71	177.88	1310.00
						534.96	166.40	1310.00
						422.41	110.93	1310.00
1305				1305.00		429.91	131.75	1305.00
						511.13	168.92	1305.00
						509.88	176.72	1305.00
						512.92	183.01	1305.00
						522.90	188.22	1305.00
						526.37	195.82	1305.00
						527.24	203.41	1305.00
						531.15	212.96	1305.00
						536.14	221.43	1305.00
						540.91	226.63	1305.00
						543.30	231.84	1305.00
						550.89	237.05	1305.00
						556.10	242.04	1305.00
						558.92	244.00	1305.00
						566.09	257.02	1305.00
						566.95	264.61	1305.00
						575.24	277.54	1305.00
						878.61	597.61	1305.00
1300				1300.00		680.28	392.95	1300.00
						770.60	491.11	1300.00
						645.92	538.69	1300.00
						604.35	477.44	1300.00
						682.56	398.69	1300.00
						578.17	296.10	1300.00

S220502 TCC - Construction

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						562.83	283.49	1300.00
						559.36	281.54	1300.00
						558.92	274.38	1300.00
						556.75	265.26	1300.00
						550.03	257.67	1300.00
						542.86	253.33	1300.00
						539.83	249.20	1300.00
						531.15	250.51	1300.00
						520.08	247.03	1300.00
						517.69	240.74	1300.00
						517.91	230.76	1300.00
						512.70	222.29	1300.00
						494.90	214.91	1300.00
						492.95	203.41	1300.00
						495.77	191.26	1300.00
						495.99	178.89	1300.00
						494.90	169.99	1300.00
1295				1295.00		398.19	126.06	1295.00
						479.04	183.90	1295.00
						480.86	212.87	1295.00
						477.17	229.79	1295.00
						474.78	236.31	1295.00
						481.51	238.91	1295.00
						488.45	233.48	1295.00
						502.78	235.44	1295.00
						510.81	240.43	1295.00
						516.02	248.46	1295.00
						517.32	254.97	1295.00
						539.89	263.22	1295.00
						547.70	268.86	1295.00
						553.56	299.46	1295.00
						555.51	308.79	1295.00
						564.19	306.62	1295.00
						569.84	306.84	1295.00
						660.15	386.29	1295.00
1290				1290.00		394.75	138.12	1290.00
						464.24	202.06	1290.00
						470.31	220.94	1290.00
						462.72	237.87	1290.00
						465.54	246.33	1290.00
						469.88	251.98	1290.00
						483.77	262.83	1290.00
						501.78	265.65	1290.00
						515.02	289.09	1290.00
						525.00	301.24	1290.00
						537.59	305.58	1290.00

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						547.79	317.52	1290.00
						570.36	337.05	1290.00
						590.11	358.75	1290.00
						596.27	378.20	1290.00
						563.50	425.54	1290.00
						479.01	478.85	1290.00
						437.80	614.17	1290.00
1285			1285.00			373.21	141.64	1285.00
						379.51	219.99	1285.00
						394.04	222.00	1285.00
						406.41	229.38	1285.00
						418.78	235.24	1285.00
						423.99	240.45	1285.00
						419.43	248.69	1285.00
						417.26	251.51	1285.00
						436.79	257.16	1285.00
						446.64	258.25	1285.00
						451.56	256.61	1285.00
						464.96	262.90	1285.00
						472.61	273.56	1285.00
						489.57	292.43	1285.00
						507.89	332.90	1285.00
						534.68	372.00	1285.00
						544.53	384.30	1285.00
						544.80	395.24	1285.00
						537.14	400.98	1285.00
						522.11	400.16	1285.00
						512.26	401.26	1285.00
						493.40	404.81	1285.00
						468.51	414.11	1285.00
						457.03	424.50	1285.00
						438.98	450.20	1285.00
						436.79	463.60	1285.00
						436.79	485.75	1285.00
						435.43	511.72	1285.00
						425.86	528.68	1285.00
1280			1280.00			351.04	162.76	1280.00
						349.13	237.96	1280.00
						376.20	242.06	1280.00
						390.14	242.06	1280.00
						397.52	247.26	1280.00
						399.44	252.45	1280.00
						398.07	262.84	1280.00
						399.98	276.51	1280.00
						402.45	279.25	1280.00
						409.28	298.66	1280.00

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						437.72	320.81	1280.00
						451.66	324.09	1280.00
						464.24	326.28	1280.00
						481.19	347.33	1280.00
						497.60	359.64	1280.00
						513.46	368.39	1280.00
						515.10	376.04	1280.00
						490.22	387.25	1280.00
						456.86	392.45	1280.00
						428.69	401.75	1280.00
						393.15	418.97	1280.00
						358.42	435.38	1280.00
						325.61	466.55	1280.00
1275				1275.00		61.25	-16.08	1275.00
						185.31	202.00	1275.00
						287.42	269.79	1275.00
						305.19	268.97	1275.00
						311.48	272.79	1275.00
						316.13	283.18	1275.00
						321.87	295.49	1275.00
						324.33	319.82	1275.00
						322.69	335.96	1275.00
						317.48	377.63	1275.00
						308.73	427.39	1275.00
						294.52	477.70	1275.00
1325				1325.00		423.63	102.20	1325.00
						379.53	62.24	1325.00
						371.26	16.76	1325.00
						391.24	-5.29	1325.00
						445.67	-10.80	1325.00
						488.39	-10.11	1325.00
						557.98	-0.47	1325.00
						593.12	22.27	1325.00
						706.82	31.92	1325.00
						826.71	77.39	1325.00
						891.48	268.26	1325.00
						885.72	316.27	1325.00
						879.52	505.76	1325.00
						810.62	443.74	1325.00
						564.88	131.14	1325.00
						479.44	131.83	1325.00
						420.87	100.82	1325.00
1285				1285.00		-45.51	178.33	1285.00
						90.23	96.33	1285.00
						382.38	592.44	1285.00
						-37.24	591.06	1285.00

Name	M.	ID	OnlyPts	Height		Coordinates		
				Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
						-35.86	170.06	1285.00

Sound Level Spectra

Name	ID	Type	1/3 Oktave Spectrum (dB)											Source
			Weight.	63	125	250	500	1000	2000	4000	8000	A	lin	
Paver	S7	Lw (c)		109.0	108.0	103.0	103.0	102.0	100.0	93.0	87.0	106.6	113.2	Defra
Roller	S8	Lw (c)		121.0	113.0	104.0	103.0	101.0	96.0	90.0	85.0	106.0	121.8	Defra



Appendix E

Recommended Products

Piccolo-II Integrating Averaging Sound Level Meter

The Piccolo-II may be small but it's packed with powerful features:

Professional Grade Measurements:

- IEC 61672/ANSI S1.4 Class 2;
- Frequency Range: 20 Hz - 16 kHz;
- 2 wide Dynamic Ranges:
 - 30 dBA to 110 dBpk
 - 46 dBA to 130 dBpk

Simultaneous Recording of:

- Leq, Lmax, Lmin, Lpeak, and SEL in A, C, and Z weightings;
- LN% for selected weighting (A, C or Z);
- 31.5 Hz to 8 kHz Octave Band Spectrum;
- 400 lines FFT Spectrum.

Embedded Li-ion battery with USB charger providing:

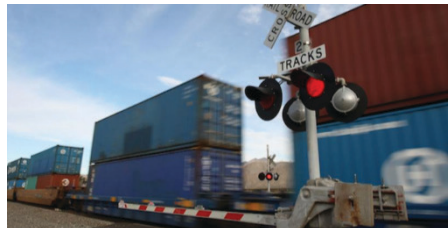
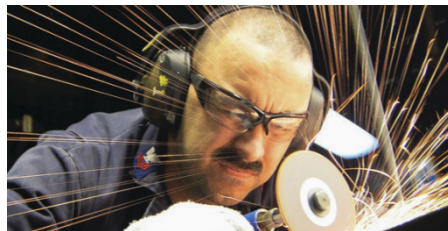
- 48 hours run-time autonomy;
- Unlimited with USB adapter.

Impressive Data Storage Capacity:

- All parameters recorded: Leq, Lmax, Lmin, Lpeak, SEL, LN%, 1/1 Oct. and FFT;
- Adjustable Averaging time & Auto-store period from 1s to 1h;
- For continuous recording:
 - up to 2 months for 5 min Leq time;
 - up to 2 years for Leq (1h)!

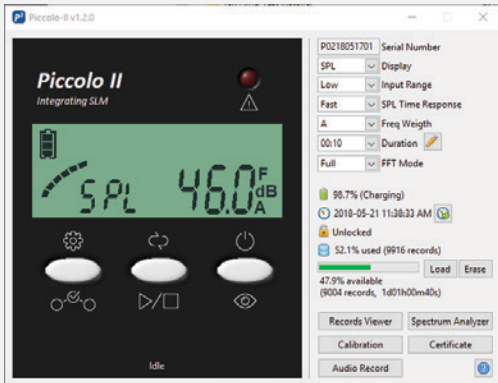
Ideal for:

- Environmental Noise Survey;
- Machine Noise Evaluation;
- Long-Term Noise Monitoring;
- Sound Exposure Evaluation.



Control and Analysis Software

The Piccolo-II is an advanced instrument in itself but you can extend its features using the provided software.



- Perform a measurement (Single or Auto-Store);
- Change Display (Live SPL, Leq, Lmax, Lmin, etc.);
- Change Measurement Setup (Input Range, SPL Time Weight, etc.);
- Change Record Duration and Menu Presets;
- Synchronize on-board Real-Time Clock;
- Download records and clear memory;
- Post-process records;
- Perform advanced spectral analysis;
- Record high-quality audio files;
- View Piccolo-II embedded Calibration certificate.

Record Post-Processing

The Piccolo-II software provides an intuitive post-processing tool to easily navigate, analyze and export your data.

- View record data as a Time History graph
- View record details and spectrum with cursor
- Export all/selected data to Excel.



Spectral Analysis

The Piccolo-II software provides an intuitive spectrum analysis tool:



- 1/1 Octave;
- 1/3 Octave;
- 400-Line FFT;
- Records all 3 spectra at once;
- A, C and Z weight;
- Live and averaged spectra.

Quality Audio Recording

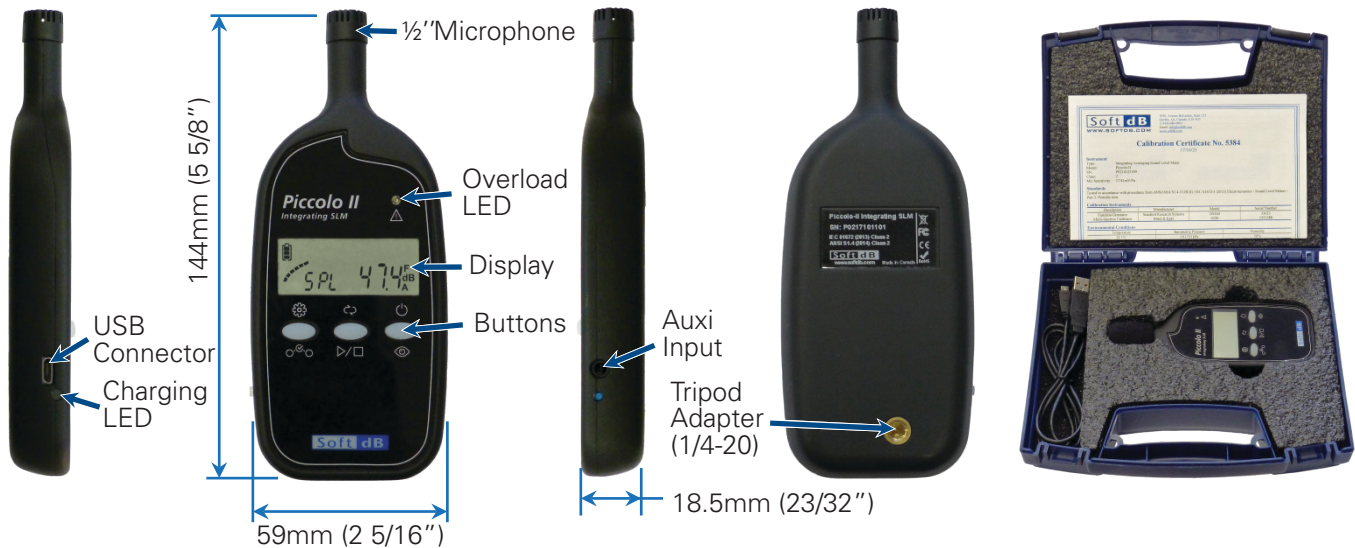
Take advantage of the Piccolo-II high quality audio processing to record high-fidelity audio files.

Technical Specifications

SOUND LEVEL METER	
Standards	IEC 61672-1 (2013) Class 2, Group X; ANSI S1.4-1 (2014) Class 2, Group X; ANSI S1.43 (2007) Type 2; IEC 60651 (1979), Amd.1(1993-02), Amd.2(2000-10) Type 2, Group X
Averaging	Exponential and Linear
Time Weightings	Slow or Fast
Frequency Weightings	A, C and Z
Input Ranges	Low or High
Sampling Rate	44.1 kHz
Measured Metrics	Leq, Lmax, Lmin, Lpeak, SEL, LN% (1%, 2%, 5%, 8%, 10%, 25%, 50%, 90%, 95%, 99%)
Peak Maximum Level	Low Range: 110 dBZpk, High Range: 130 dBZpk
Under-Range Level	Low Range: 30 dBA, High Range: 46 dBA
Electrical Noise Level	Low Range: 24 dBA, High Range: 40 dBA
Total Noise Level	Low Range: 30 dBA, High Range: 40 dBA
Resolution	0.1 dB
Microphone Nominal Sensitivity	-35dB \pm 3 dB, ref 1V/Pa (17.78 mV/Pa)
SPECTRUM ANALYZER	
Standards	IEC 61260-1 (2014) Class 2, Group X (1/1 Octave), Group Z (1/3 Octave); ANSI S1.11-1 (2014) Class 2, Group X (1/1 Octave);
Averaging	Linear (Leq)
1/1 Octave Spectrum	31.5 Hz to 8 kHz
1/3 Octave Spectrum (PC software only)	20 Hz to 16 kHz
FFT Spectrum	400 lines 6 bandwidths from 17.2 kHz to 539 Hz
TIMING	
Display Refresh Rate	0.1s
Record Duration Resolution	1s
Record Duration Pre-sets	1s, 10s, 1m, 5m, 15m, 60m (can be redefined from 1s to 1h)
Real-Time Clock Resolution	1s
RECORDING	
Recording Modes	Single-Store or Auto-Store
Align on Real-Time Clock	Single-Store: No, Auto-Store: Yes
Recording Data	All Global Metrics (A, C and Z), LN% (A, C or Z), 1/1 Octave, FFT (optional)
Memory Capacity	Without FFT: 198 948 records, With FFT: 18 798 records
AUXILIARY INPUT	
Connector	Phone Jack 1/8" (Female, Mono)
Voltage Range	Low Range: \pm 0.15Vpk, High Range: \pm 1.5Vpk
Routing	Automatic upon jack plug connection

Technical Specifications (cont.)

ENVIRONMENTAL	
Operating Temperature	0°C to 40°C
Storage Temperature	-10°C to 50°C
POWER	
Power	70 mW (Running), 0.3 mW (Sleeping)
Battery Life	48 h (Running), > 6 months (Sleeping)
Battery Charge	5V (USB-powered)
PHYSICAL	
Dimensions	144 mm x 59 mm x 18.5 mm (5 5/8" x 2 5/16" x 3/4")
Weight	115g (4 Oz.)
ACCESSORIES	
Windscreen	35mm x 25mm (12mm hole)
USB Cable	0.9m (3') A to Micro-B
Carrying Case	213 mm x 183 mm x 62 mm (8.4" x 7.2" x 2.45")
Calibration Certificate	Tested in accordance with procedures from IEC 61672-3 (2013)



Visit www.softdb.com/products/piccolo2 for more information and online store.



CA114

94 dB 1kHz Sound Calibrator (Class 2)

Product Data and Specifications

No.BSWA-III-C021-03-0048

Version: V1.00



www.bswa-tech.com

IEC60942
ANSI S1.40
GB/T 15173

June 2009

Introduction

The **BSWA** sound calibrator CA114 is a small sound source for calibration of measurement microphones, sound level meters and other sound measuring equipment. The calibrator can be used for 1/2-inch microphones and 1/4-inch microphones (with adapter). It conforms to IEC 60942:2003 Class 2, ANSI S1.40-1984 and GB/T 15173-1994 Class 2.



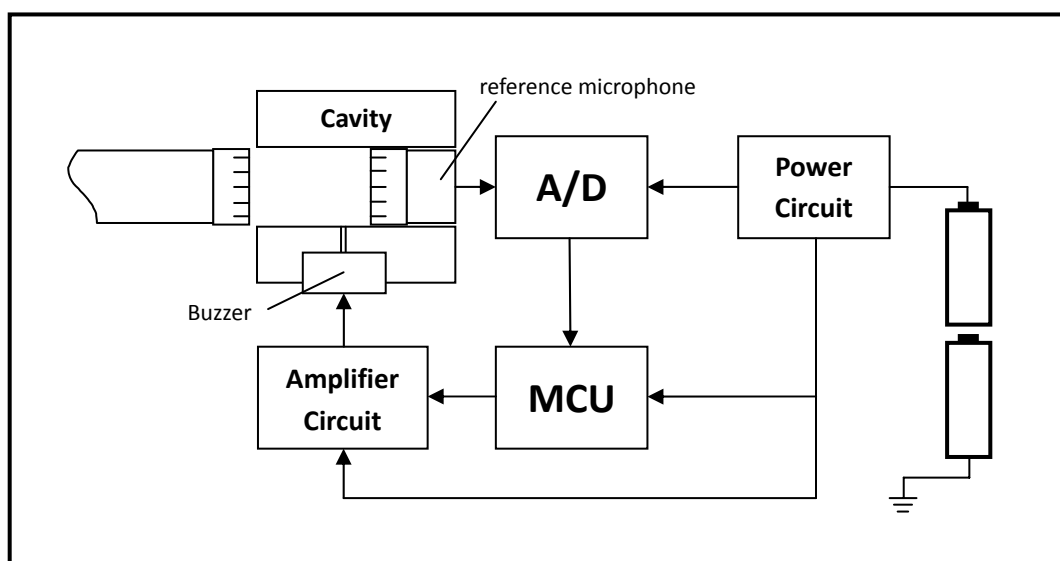
Applications

- Calibration of microphones, sound level meters and other sound measurement equipments.

Features

- Conforms to IEC60942:2003 Class 2, ANSI S1.40-1984 and GB/T 15173-1994 Class 2.
- 1 kHz calibration frequency for all weighting networks.
- 94 dB sound pressure level outputs.
- Calibration accuracy ± 0.3 dB.
- Design with highly stable level and frequency.
- Only one keypad operation.
- Fits 1/2" microphones and 1/4" microphones (with adaptor).
- Powered from 2xAA battery and automatic power off to conserve battery life.

Functional Block Diagram





Sound Calibrator CA114 is a battery operated sound source for quick and direct calibration of sound level meters and other sound measuring systems. It fits 1/2" microphones and 1/4" microphones (with adaptors).

The calibration frequency is 1000Hz, which is the reference frequency for the standardized international weighting networks. That makes the Calibrator can be used for calibrating sound equipment with A, B, C, D weighting filters and linear. The calibration pressure is 94 ± 0.3 dB (10Pa).

The design of CA114 works at feed-back arrangement to ensure a highly stable sound pressure level. The feed-back loop contains a reference microphone, a sound source and control circuit. The reference microphone has passed a long term aging test and is therefore extremely stable. The feed-back control circuit can adjust for changes in load volume, temperature, humidity and atmospheric pressure.

The calibrator gives a continuous sound pressure level when fitted on a microphone and detects when the microphone is removed from the cavity and automatically switched off thereby extending useful battery life. When the calibrator flash the ON/OFF light, it means the battery voltage is low. If it stops working continuously, the battery must be replaced.

Specifications

<p>STANDARDS SATISFIED IEC60942:2003 - Class 2 ANSI S1.40-1984 GB/T 15173-1994 - Class 2</p> <p>SOUND PRESSURE LEVELS 94.0 dB ± 0.3 dB re 20 μPa</p> <p>FREQUENCY 1000Hz $\pm 0.5\%$</p> <p>MICROPHONE SIZE According to IEC61094-4: - 1/2" without adaptor - 1/4" with adaptor (optional)</p> <p>HARMONIC DISTORTION <2% Stabilization Time: < 10 s</p> <p>EQUIVALENT FREE-FIELD LEVEL -0.2 dB for 1/2" Microphones.</p> <p>EQUIVALENT RANDOM INCIDENCE LEVEL +0.0 dB for 1/2", 1/4"</p>	<p>REFERENCE CONDITIONS Ambient Temperature: 25°C (77°F) Ambient Pressure: 101.3 kPa Humidity: 55% RH Effective Load Volume: 250 mm³</p> <p>OPERATION CONDITIONS Temperature: -10°C-50°C (14°F -122°F) Pressure: 65 kPa to 108 kPa Humidity: 10 to 90%RH (non-condensing)</p> <p>POWER SUPPLY Battery: 1.5 V LR6 (AA battery) \times 2 Lifetime: Typically 40 hours with alkaline batteries at 25°C (77°F) Low Battery: Replace the battery when CA111 stops working continuously or flash the ON/OFF light</p> <p>DIMENSIONS AND WEIGHT Height: 46mm Width: 75mm Depth: 70mm Weight: \approx316 g, including batteries</p>
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BSWA Technology Co., Ltd

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#18 Yumin Road, Xicheng District

Beijing, 100029

P.R.China

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Fax: +86-10-82251626

E-mail: support@bswa.com.cn

web: www.bswa.com.cn



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



06/27/24, 1:20 pm

CUP200040

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200040. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP200040) 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

CONDITIONAL USE PERMIT NO. 200040 is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area totals 3,364 square feet. The six cottages will typically be used for general public rental for short term lodging less than 30 days. When events occur the cottages would only be available to event attendees.

The events would be limited to a maximum of 150 guests (including vendors) on weekends and a maximum of 50 guests (including vendors) on weekdays. Up to 100 events per year would be allowed. Events would be allowed to occur between 2:00 p.m. to 10:00 p.m. on weekends and between 6:00 p.m. to 8:00 p.m. on weekdays. Setup for events would occur earlier in the day of the event as early as 10:00 a.m. Excluding any event guests that may be staying at one of the cottages, all event guests will be required to be offsite following the event hours conclusion respectively for the weekend and weekday time limits.

The events will include outdoor amplified sound including regular amplified speech, DJ, and live music. All such amplified sound shall cease by the respective weekend and weekday time limits for events. A recording noise meter will be utilized for all events for monitoring, archiving, and reporting if necessary. Each speaker for amplified or live music should be limited to an average noise level of 80 dBA as measured at a distance of 10 feet on-center from a single speaker (which is to be verified by site operator with noise measurement for a duration of 10 minutes prior to each event).

Parking for the typical cottage use will be accommodated onsite via the existing 10 parking spaces on the site for the cottages that would adequately serve this use. Weekend event parking for up to 150 guests would be facilitated via valet parking service that is a requirement for weekend events that would utilize adjacent properties for overflow parking for the valet service that relies on an existing parking agreement with the adjacent property owners that provides for up to 50 parking spaces. Weekday event parking for up to 50 guests would be facilitated from onsite parking that totals 18 spaces available for these events.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)

Advisory Notification. 3 AND - Exhibits

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

Exhibit A (Site Plan and Improvements), dated 5/9/24

Exhibit S (Statement of Operations/Project Descriptions), dated 5/20/24

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - 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)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - 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)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP200040 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 CUP200040, 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 full 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

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.

E Health

E Health. 1 DEH - Parking provided on neighboring properties

During the entitlement of CUP200040, parking on neighboring properties (APN:918-160-004 and 918-170-006), were included as part of the project scope. Parking that takes place on these neighboring properties must not impact the OWTS. Any improvements on these properties will be subject to evaluation by DEH.

E Health. 2 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents and other supporting documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified 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 Gen - Custom

This CUP is for the continued operation of an existing event/wedding venue with cottages and guest restrooms. Two Onsite Wastewater Treatment Systems (OTWS) on this property are sized for single day events with a maximum of 150 persons (this number includes any and all vendors/employees that will be part of the event). Events can supplement any sewage disposal with the use of portable toilets. Food service is proposed as catering.

Note: Water source is from a municipal purveyor and sewage disposal is to an OWTS. If sewer becomes available, project will be required to connect.

E Health. 4 WMWD WATER SERVICE

CUP200040 has water service from Western Municipal Water District.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.
2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.
3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.
5. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet). Secondary egress/access fire apparatus

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

6. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

7. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside.

8. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.

9. Hazardous Vegetation and Fuel Management Plan - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. (A preliminary plan shall be provided to and approved by the Fire Department prior to any new parcel map recordation.) Reference CFC 4906.3

10. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations, Title 14 Fire Safety Regulations. Reference CFC 4905.2.

11. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

12. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

13. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 EV Parking (cont.)

with one charging station to serve both spaces. This shall be installed prior to operation of the use permitted under this permit.

Planning. 7 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 8 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 9 No Outdoor Advertising

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

Planning. 10 NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 11 Noise Monitoring Reports

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

Noise Monitoring Reports (cont.)

Events shall utilize a recording noise meter for active monitoring and archiving of noise produced from events. The permit holder may be required to submit periodic noise monitoring reports as determined by the Planning Department as part of a code enforcement action. Upon written notice from the Planning Department requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Planning Department, unless more time is allowed through written agreement by the Planning Department. The noise monitoring report shall be approved by the Planning Department (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 12

Outside Storage

No outside storage is proposed as a part of this development proposal.

Planning. 13

Parking Requirements

The following requirements for availability and operation for parking for the facility shall be complied with unless as otherwise approved the the Planning Director.

Typical operation of the site solely for lodging use shall utilize the 4 parking spaces nearby the cottages and the additional 6 parking spaces near the northwest corner of the site.

For any events (weekday or weekend) the lodging use shall not be in operation unless utilized by a guest of the event.

Weekday events limited to 50 people shall utilize the 22 parking spaces on-site. Off-site parking may be utilized through valet services if agreeable to the off-site parking property owner where it does not conflict with parking demands for that property.

Weekend events limited to 150 people shall utilize the 22 parking spaces on-site and the 28 parking spaces off-site through the existing parking agreement. Parking both on-site and off-site shall be utilized by valet service to provide efficient means of receiving arriving guests and storage of vehicles.

When valet services are utilized, the valet staff shall arrive at least 45 minutes prior to event starting and remain on-site for the duration of the event. Valet staff shall utilize up to 1 vehicle that is parked on-site or off-site.

Event management staff and event vendors may self park in the 4 parking spaces located in the eastern portion of the site.

The existing parking agreement with the adjacent property owners shall be kept in place for any use of the offsite parking and for any event greater than 50 people. If any such agreement is canceled, the County shall be notified to clarify on the applicable parcel notes that no events greater than 50 people shall occur until a parking agreement is re-established to the satisfaction of the Planning Director.

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

MSHCP Consistency Analysis Informational - EPD (cont.)

Because this project is not proposing any additional disturbance, no biological reports are required prior to public hearing. If new disturbance is proposed, including but not limited to offsite improvements, an WRMSHCP Consistency Analysis with the following habitat assessments will be required.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required for all areas impacted (on and off site) to complete WRMSHCP review:

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

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

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

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

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

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

None

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

burrowing owl (*Athene cucularia*)

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

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

Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

MSHCP Consistency Analysis Informational - EPD (cont.)

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

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

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

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

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

Transportation

Transportation. 1 RCTD-USE - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable ordinances 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.

2. 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.

Waste Resources

Waste Resources. 1 Gen - Custom

1. Demonstrate compliance with SB 1383 which establishes regulations to reduce organics waste disposal and goes into effect January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

2. 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.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

- 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: CUP200040

Parcel: 918160024

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for CUP200040 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 3 Required Applications Not Satisfied

No grading permits shall be issued until GPA200006 and CZ2000022 have been approved and adopted by the Board of Supervisors and has been made effective.

Planning-EPD

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

MSHCP Consistency Analysis

11/3/20

Because this project is not proposing any additional disturbance, no biological reports are required prior to public hearing. If new disturbance is proposed, including but not limited to offsite improvements, an WRMSHCP Consistency Analysis with the following habitat assessments will be required.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required for all areas impacted (on and off site) to complete WRMSHCP review:

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

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

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

Plan: CUP200040

Parcel: 918160024

60. Prior To Grading Permit Issuance

Planning-EPD

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

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

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

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)
 None

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

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

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

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

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

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom Not Satisfied

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.

Plan: CUP200040

Parcel: 918160024

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom (cont.) Not Satisfied

Include a comment response list addressing each correction on the comment list. Thank You.

HIGH FIRE SEVERITY ZONE

This project is in A high fire zone area. CRC 337 OR CBC 7A shall apply.

*** The construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations. [CBC 107], please provide the following information to conduct a review for this project:

1. A legible site plan clearly distinguishing the proposed work, such as all proposed buildings, parking, path of travel, property lines, and a scope of work.
2. Provide elevation plans and indicate type of construction for each building.
3. A floor plan for each building, its use and occupancy classification.
4. Fire separation distance from each building to the property lines and from building to building.
5. ADA provisions see "Accessible Path of Travel" comments below and clarify stairs possibly located within the ADA path of travel.
6. At least 1 unit but not less than 5% shall be ADA compliant.
7. Clarify Building "E" located in the middle of a property line.
8. This project is a CWP (construction without permit), please see comments below under CWP.
9. Identify all other permitted buildings as "Existing" and provide their permit number on the plans and identify all proposed construction as "New".

10. For further clarifications regarding these comments, please email Magarcia@rivco.org.

All the code provisions for R1 occupancy shall apply, such as but not limited to the following:

- 1- Accessibility requirements per chapter 11A or 11B where applicable.
- 2- Fire separation between sleeping units as required per chapter 4.
- 3- Fire sprinkler, fire alarm...etc. to comply with chapter 9 for R1 occupancy.
- 4- Egress limitation as defined per chapter 4 and chapter 10 for R1 occupancy.
- 5- Fire separation distance per table 602 for R1 (footnote "I" does not apply).

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.

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

Plan: CUP200040

Parcel: 918160024

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom (cont.) Not Satisfied

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.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible
parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided
in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility	Minimum Number (by type) of Accessible EVCS Required	
Van Accessible	Standard Accessible	Ambulatory
1 to 4:	Van Accessible – 1; Standard Accessible – 0; Ambulatory - 0	
5 to 25:	Van Accessible – 1; Standard Accessible – 1; Ambulatory - 0	
26 to 50:	Van Accessible – 1; Standard Accessible - 1; Ambulatory - 1	
51 to 75:	Van Accessible – 1; Standard Accessible - 2; Ambulatory - 2	
76 to 100:	Van Accessible – 1; Standard Accessible – 3; Ambulatory – 3	
101 and over	1, plus 1 for each 300, or fraction thereof, over 100, plus 1 for each 60, or fraction thereof, over 100, plus 1 for each 50, or fraction thereof, over 100.	

EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible
route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)
Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on
an accessible route to an accessible pedestrian entrance of the EV charging facility.
(11B-812.5.1) (11B-812.5.1)
Vehicle spaces and access aisles shall be designed so that persons using them are not
required to travel behind vehicle spaces or parking spaces other than the vehicle space in
which their vehicle has been left to charge. (11B-812.5.4)

EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible
route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on
an accessible route to an accessible pedestrian entrance of the EV charging facility.
(11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not
required to travel behind vehicle spaces or parking spaces other than the vehicle space in
which their vehicle has been left to charge. (11B-812.5.4)

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.

CONSTRUCTION WITHOUT PERMIT (CWP):

- 1) Click link for CWP handout.
- 2) CWP1. All building plans submitted for building and structures constructed without permit
(CWP) shall comply with the current adopted California Building Codes and shall require a

Plan: CUP200040

Parcel: 918160024

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1 Gen - Custom (cont.) Not Satisfied

letter of foundation/footing verification stamped and signed from the building plan design professional (California licensed architect, civil, or structural engineer).

The verification letter shall include all foundation components to include but not be limited to:

1. Foundation width and depth
2. Rebar size and spacing
3. Indicate all anchoring and/or hold-down device types, locations, spacing, and embedment depth

The letter of verification shall indicate the method of verification and clouding of the plans as to the location of the verification methods of testing. All building plans and details shall correlate with the findings documented in the verification letter.

Where the findings of the existing construction fall short of the minimum current code compliance, plans reflecting a retrofit or new design shall be provided by the design professional to comply with current code requirements.

All building plans, details, and the verification letter shall require the stamp and signature of the California licensed architect, civil, or structural engineer).

3) CWP2. When projects are constructed without the benefit of a permit, no inspections are performed, and the construction becomes concealed. Unfortunately, when this occurs it becomes necessary for the Building Department to request that deconstruction occur to allow for proper inspection. Once a full review can be performed and prior to plan approval, we will indicate on the plans the locations that must be deconstructed/exposed for inspection purposes (CBC 110.1).

E Health

080 - E Health. 1 DEH - Sewage Disposal Review Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health. Please call 951-955-8980 for any additional questions.

*Note: Any future proposals of structures will be evaluated to ensure that it meets current LAMP requirements and is in conformance of DEH's review of CUP200040 for an onsite wastewater treatment system (OWTS)/septic system. If sewer is available, project will be required to connect.

Fire

080 - Fire. 1 Fire Department Plan Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

Planning

080 - Planning. 1 CEQA Filing Not Satisfied

Prior to building permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

080 - Planning. 2 CONFORM TO ELEVATIONS Not Satisfied

Plan: CUP200040

Parcel: 918160024

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 CONFORM TO ELEVATIONS (cont.) Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A. All architectural treatments and banding on tower elements shall be applied to all elevations of the buildings.

080 - Planning. 3 Construction Noise Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 4 EV Charging Stations Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require twenty-five (25) to forty-nine (49) parking spaces shall designate two (2) parking spaces for electrical vehicles. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 5 Fee Status Not Satisfied

Prior to issuance of building permits for CUP200040, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 6 Required Applications Not Satisfied

No building permits shall be issued until GPA200006 and CZ2000022 have been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 7 Roof Equipment Shielding Not Satisfied

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

080 - Planning. 8 School Mitigation Not Satisfied

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

Survey

080 - Survey. 1 RCTD-USE - Access Restriction Not Satisfied

Lot access shall be restricted on Rainbow Canyon Road, with the exception of a 30 foot wide opening located 107 feet south of the northern property line.

Plan: CUP200040

Parcel: 918160024

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD-USE - Access Restriction (cont.) Not Satisfied

NOTE: The applicant has initiated the dedication and is processing it through the County Surveyor. The application is DED22033. The applicant shall complete application and have the instrument recorded to satisfy this condition of approval.

080 - Survey. 2 RCTD-USE - Right-of-Way Dedication Not Satisfied

Provide an additional 14 feet of dedicated public right-of-way on Rainbow Canyon Road to provide for a total 44 feet right-of-way from centerline per modified Standard 94, Ordinance No. 461.11. The right-of-way to be clear of all private encroachments and obstructions:

NOTES:

1. Relocate existing fence outside of the right-of-way.
2. Remove existing concrete slab from the right-of-way and relocate existing storage structure outside of the right-of-way.

NOTE: The applicant has initiated the dedication and is processing it through the County Surveyor. The application is DED22033. The applicant shall complete application and the items in the Notes above, and have the instrument recorded to satisfy this condition of approval.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash, recyclable materials and organics and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH - Clearance at Final Not Satisfied

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

Plan: CUP200040

Parcel: 918160024

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 2 Ord. No. 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 Project Area for CUP200040 has been calculated to be 1.51 net acres. An alternative acreage may be considered based on an engineered exhibit that may better define the project area based on the requirements of Ordinance No. 659.

090 - Planning. 3 Ord. No. 810 (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for CUP200040 is calculated to be 1.51 net acres. An alternative acreage may be considered based on an engineered exhibit that may better define the project area based on the requirements of Ordinance No. 810.

090 - Planning. 4 Parking Paving Material Not Satisfied

A minimum of 22 on-site parking spaces shall be provided as shown on the APPROVED

Plan: CUP200040

Parcel: 918160024

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Parking Paving Material (cont.) Not Satisfied

EXHIBIT A, unless otherwise approved by the Planning Department and any approved parking plan. An additional 28 off-site parking spaces shall be provided for weekend events for valet parking use. The parking areas shall be surfaced with asphaltic concrete, concrete, or decomposed granite (with supporting engineering report) to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 Renewable Energy Generation R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 6 Roof Equipment Shielding Not Satisfied

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

090 - Planning. 7 Trash Enclosures Not Satisfied

One trash enclosure which is adequate to enclose a minimum of two bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 RCTD-USE - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 2 RCTD-USE - Restrict On-Street Parking Not Satisfied

Prior to final occupancy permit, parking on Rainbow Canyon Road shall be prohibited through the installation of signs. The parking restriction shall apply to both sides of Rainbow Canyon Road extending approximately 150-ft from the project boundary, or as approved by the Director of Transportation.

Waste Resources

090 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area InspectioNot Satisfied

Plan: CUP200040

Parcel: 918160024

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning 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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 200040, General Plan Amendment No. 200006, Change of Zone No. 2000022

Project Location: APNs 918-160-024, 918-170-013

Project Description: **CONDITIONAL USE PERMIT NO. 200040** is a proposal to permit the existing Temecula Creek Cottages as a temporary lodging rental for six cottages and allow for a special event facility that would facilitate weddings and other similar events on 1.60 gross acres (1.51 net acres). Existing building area totals 3,364 square feet. The six cottages will typically be used for general public rental for short term lodging less than 30 days. When events occur the cottages would only be available to event attendees. **GENERAL PLAN AMENDMENT NO. 200006** is a proposal to change the foundation and land use designation of the subject site (APNs 918-160-024 and 918-170-013) from Rural: Rural Mountainous (R:RM) to Community Development: Commercial Retail (CD:CR). This change includes a change to the Foundation component on the site, but is considered a Technical Amendment based on the slope analysis for the site that does not support the current designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003. **CHANGE OF ZONE NO. 2000022** is a proposal to change the zoning classification the subject site from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: David Lester, 41707 Parado Del Sol Drive, Temecula, CA 92592

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption 15301 and 15303
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other:

Reasons why project is exempt: The project is exempt pursuant to Article 19, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has been utilized for primarily lodging uses going back to the 1940s and more recently for event uses. The General Plan Amendment, Change of Zone, and Conditional Use Permit seek to permit these existing unpermitted uses for lodging and events that would primarily be served by existing improvements to the site. This project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. As noted above, the Project proposes minor additional improvements. Therefore, the Project falls within the standards of this exemption as the project scope seeks to provide limited improvements to the already improved site.

Russell Brady County Contact Person (951) 955-3025 Phone Number

Signature Title Date

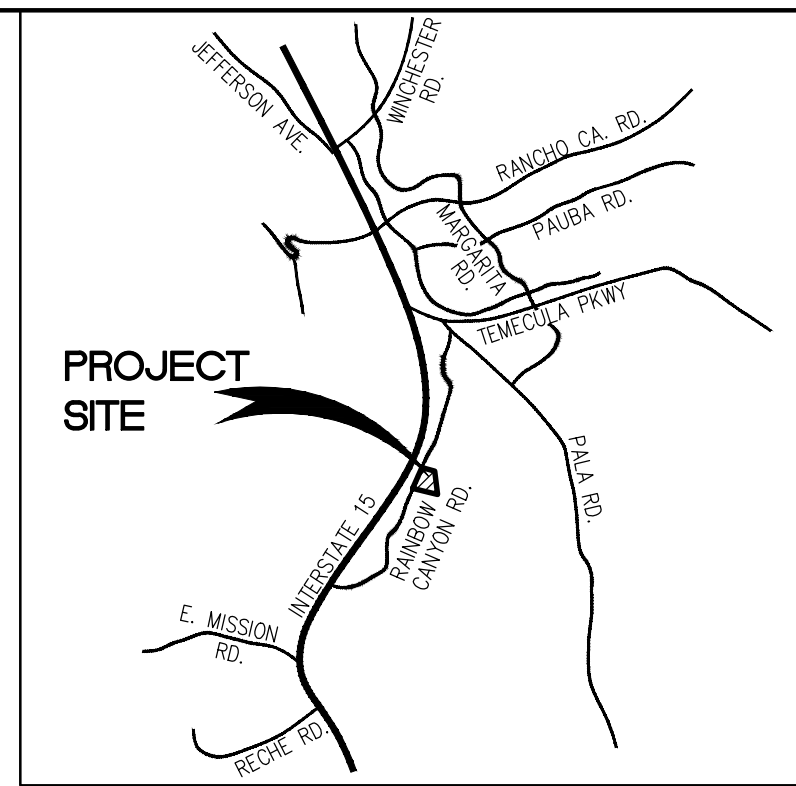
Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

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SLOPE ANALYSIS EXHIBIT



VICINITY MAP
 NOT TO SCALE
 THOMAS GUIDE 2014 PAGE
 979, B-7

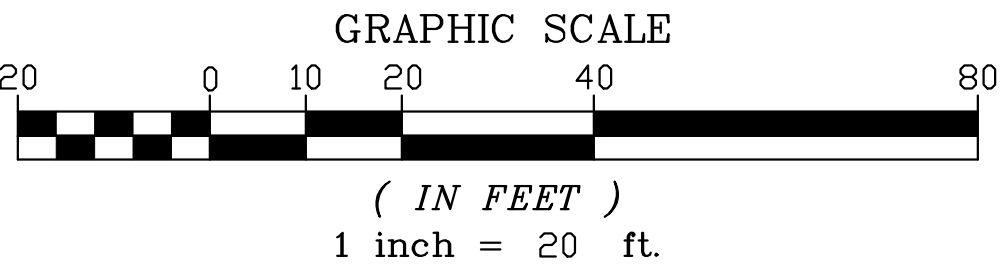
Number	Minimum Slope	Maximum Slope	2D Area	Color
1	0.00%	25.00%	1.33 ACRES	Green
2	25.00%	Vertical	0.38 ACRES	Yellow



- LEGEND**
- EX EXISTING
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - ICB IRRIGATION CONTROL BOX
 - PL PROPERTY LINE
 - PROP PROPOSED
 - SD STORM DRAIN
 - TBR TO BE RELOCATED
 - TG TOP OF GATE ELEVATION
 - TR TO REMAIN
 - WM WATER METER

NOTE:
 LABELS ARE TO BE ASSUMED
 AS EXISTING UNLESS LABEL IS
 PREFIXED WITH "PROP" FOR
 PROPOSED

OWNER: HIJINX 333 WASHINGTON BLVD #321 MARINA DEL REY, CA 90292 (951) 395-9744	REPRESENTATIVE: MARKHAM DEVELOPMENT STRATEGIES C/O LARRY MARKHAM 28693 OLD TOWN FRONT STREET SUITE 300-D TEMECULA, CA 92590 (909) 322-8482 LRM@MARKHAMDS.COM
--	--

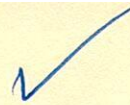


NO.	DATE	REVISION

APPLICANT:
 TEMECULA CREEK COTTAGES
 C/O DAVID LESTER
 41707 PARADO DEL SOL DRIVE
 TEMECULA, CA 92592
 (951) 314-6499
 DAVE@TEMUCULACREEKCOTTAGES.COM

PREPARED BY:

4M ENGINEERING AND DEVELOPMENT, INC.
 41635 Enterprise Circle N. - Suite B
 Temecula, California 92590
 TEL: (951) 296-3466 INFO@4MED.NET



Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Larry Markham

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: 909 322 8482

Date: 7.30.24 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chair:

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Riverside County Board of Supervisors
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Online

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SPEAKER'S NAME: Nancy Leaman

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW: available for questions

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

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Lopez, Daniel

From: Aquia Mail
Sent: Tuesday, July 30, 2024 7:40 AM
To: ncleaman@msn.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



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 20240730**. 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.

Submitted on July 30, 2024

Submitted values are:

First Name

NANCY

Last Name

LEAMAN

Address (Street, City and Zip)

PO BOX 891775

Phone

9512030971

Email

ncleaman@msn.com

Agenda Date

07/30/2024

Agenda Item # or Public Comment

21.2 25479

State your position below

Support

Comments

I AM ONE OF THE CONSULTANTS ON PROJECT BUT LARRY MARKHAM WILL BE REPRESENTING PROJECT.
ONLY SPEAK IF QUESTIONED ASKED BY SUPERVISORS OR LARRY MARKHAM DIRECTLY TO ME.