



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

JANUARY 3, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818** – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, north-westerly of Mountain Road, and easterly of Crilly Road – 160 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to divide the 160 acres (gross) into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice) – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to December 19, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.

4.1 **PUBLIC USE PERMIT NO. 786 REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration** – EA42961 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acres minimum) – Zoning: Residential Agricultural – (2 ½ acre lot minimum) (R-A-2 ½) – Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road, and westerly of Avenida Bordeaux – **REQUEST:** the **Revised Public Use Permit** proposes to allow for the construction of a 2-story 53,400 sq. ft. high school building with an outdoor amphitheater. Height of the high school is 43'3" typical, with a 55'6" high non-habitable clock tower. In addition to the high school, a 5,000 sq. ft. athletics building, a 1,350 sq. ft. dance/music

room addition to the existing gym, 950 sq. ft. storage room addition to the existing theater, a 350 sq. ft. restroom building, and 750 sq. ft. of office space resulting in 61,800 sq. ft. of new construction are proposed. Presently, the existing building sq. ft. for the 17.1 acre site is 73,816 sq. ft. Approximately 6,380 sq. ft. will be removed. Total square footage on-site once the construction is completed will be 129,236 sq. ft. All construction will occur within the existing development footprint. The proposed High School will have a capacity of 500 students. With the existing elementary and intermediate school, total capacity of the school will be approximately 1,000 students. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: January 3, 2018

PROPOSED PROJECT

Case Number(s): TR31818

Applicant:

Area Plan: Elsinore

MPLC JBJ Ranch, LP

Zoning Area/District: Alberhill Area

Supervisory District: First District

Project Planner: Gabriel Villalobos

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31818**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 19, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31818 was originally approved at Planning Commission on December 6, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6910 where both applications were approved on December 19, 2006.

The Second Extension of Time was received October 27, 2017, ahead of the expiration date of December 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 9, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 9, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The 1st extension of time granted one year. This, 2nd extension will grant another three years. The remaining number of years available to extend this tentative map after this approval will be 2 years.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 19, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

Vicinity Map

2nd EOT for TR31818



Legend

- County Centerlines
- Blue Line Streams
- City Areas

Notes

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.



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TENTATIVE TRACT NO. 31878

AMENDMENT NO. 7

BRING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 3 WEST, COUNTY OF MISSOURI, AMENDING MAP NO. 10100406000, PREPARED BY E & A ENGINEERS, INC.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 3. THE PROPOSED ROADWAY DESIGN IS BASED ON THE ASSUMPTIONS SET FORTH IN THE GENERAL NOTES.
 4. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 5. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT.
 6. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING COMMISSION.
 7. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING COMMISSION.
 8. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL UTILITIES COMMISSION.
 9. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL FIRE DEPARTMENT.
 10. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL POLICE DEPARTMENT.
 11. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL SHERIFF'S OFFICE.
 12. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL JUDICIAL BRANCH.
 13. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL LEGISLATURE.
 14. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL CONSTITUTION.
 15. THE PROPOSED ROADWAY DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL PEOPLE.

- ADJUSTED PARCELS:**
 1. PARCELS 110-010-011 THROUGH 110-010-012
 2. PARCELS 110-010-013 THROUGH 110-010-014
 3. PARCELS 110-010-015 THROUGH 110-010-016
 4. PARCELS 110-010-017 THROUGH 110-010-018
 5. PARCELS 110-010-019 THROUGH 110-010-020
 6. PARCELS 110-010-021 THROUGH 110-010-022
 7. PARCELS 110-010-023 THROUGH 110-010-024
 8. PARCELS 110-010-025 THROUGH 110-010-026
 9. PARCELS 110-010-027 THROUGH 110-010-028
 10. PARCELS 110-010-029 THROUGH 110-010-030



PLANNING AREA KEY MAP
 SHOWS THE LOCATION OF THE TRACT WITHIN THE LOCAL PLANNING AREA.

SECTION A-A
 DETAIL OF ROADWAY CROSS SECTION.

SECTION B-B
 DETAIL OF ROADWAY CROSS SECTION.

SECTION C-C
 DETAIL OF ROADWAY CROSS SECTION.

SECTION D-D
 DETAIL OF ROADWAY CROSS SECTION.

SECTION E-E
 DETAIL OF ROADWAY CROSS SECTION.

SECTION F-F
 DETAIL OF ROADWAY CROSS SECTION.

SECTION G-G
 DETAIL OF ROADWAY CROSS SECTION.

SECTION H-H
 DETAIL OF ROADWAY CROSS SECTION.

SECTION I-I
 DETAIL OF ROADWAY CROSS SECTION.

SECTION J-J
 DETAIL OF ROADWAY CROSS SECTION.

TENTATIVE TRACT MAP
 AMENDMENT NO. 7
 NO. 31878

LEGEND:
 (Symbol) CONCRETE DRIVEWAY
 (Symbol) ASPHALT DRIVEWAY
 (Symbol) GRAVEL DRIVEWAY
 (Symbol) DRIVEWAY
 (Symbol) SIDEWALK
 (Symbol) CURB
 (Symbol) STREET LIGHT
 (Symbol) SIGN
 (Symbol) UTILITY LINE
 (Symbol) FENCE
 (Symbol) PROPERTY LINE
 (Symbol) LOT LINE

SCALE:
 1" = 100'

DATE:
 MAY 1, 2008

DRAWN BY:
 J. D. SMITH

CHECKED BY:
 E. A. JONES

DATE:
 MAY 1, 2008

PROJECT:
 TENTATIVE TRACT MAP
 AMENDMENT NO. 7
 NO. 31878

Extension of Time Environmental Determination

Project Case Number: TR31818
 Original E.A. Number: 39349
 Extension of Time No.: 2nd EOT
 Original Approval Date: December 19, 2006
 Project Location: South of Bosley Lane, Northwest of Mountain Road, East of Crilly Road

Project Description: The land division hereby permitted is to divide the 160 acre (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

On December 19, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

MISSION
PACIFIC
LAND COMPANY

November 9, 2017

Gabriel Villalobos

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

Subject: TR31818 – Second Extension of Time Conditions of Approval

Dear Mr. Villalobos,

We are in receipt of your email dated November 1, 2017 recommending additional conditions of approval as part of the TTM extension of time application. We have reviewed the following conditions and find them acceptable.

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Please contact me if you need any further information to complete the time extension process.

Sincerely,



Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

11/01/17
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - REQ E HEALTH DOCUMENTS RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 45 EOT2 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

11/01/17
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 45 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

~~provided.~~ This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS: 2 EOT2 -- FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 5 EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT2 WQMP-REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 8

EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

11/01/17
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1


Planning Commission Hearing: January 3, 2018

PROPOSED PROJECT

Case Number(s): Public Use Permit No. 786R1
EA No.: 42961
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Deborah Bradford
Project APN(s): 951-030-055
Continued From: N/A

Applicant: Saint Jeanne De Lestonnac School – c/o Ernestine Velarde

Representative: Alidade Engineers


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PUP No. 786R1 is Revision No. 1 to Public Use Permit No. 786 to allow for the construction of a 2-story 53,400 square foot high school building with an outdoor amphitheater. Height of the high school is 43'3" typical, with a 55'6" high non-habitable clock tower. In addition to the high school, a 5,000 square foot athletics building, a 1,350 square foot dance/music room addition to the existing gym, 950 square foot storage room addition to the existing theater, a 350 square foot restroom building, and 750 square feet of office space resulting in 61,800 square feet of new construction. Presently, the existing building square footage on the 17.1 acre site is 73,816 square feet. Approximately 6,380 square feet will be removed. Total square footage on-site once the construction is completed will be 129,236 square feet. All construction will occur within the existing development footprint. The proposed High School will have a capacity of 500 students. With the existing elementary and intermediate school, total capacity of the school will be approximately 1,000 students.

The table below illustrates the square footage of the existing buildings, building to be removed, and proposed buildings:

Existing Square Footage	Removed Square Footage	Proposed Square Footage	Total Square Footage after construction.
73,816	6,380	61,800 (67,436)	129,236

The project site is located north of Avenida Lestonnac, south of Rancho California Road, east of Butterfield Stage Road, west of Avenida Bordeaux, and is within the Southwest Area Plan and the Third Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42961, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect with the incorporation of mitigation measures on the environment; and,

APPROVE PUBLIC USE PERMIT NO. 786 REVISION NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Agricultural
East:	Agricultural
South:	Agricultural
West:	City of Temecula
Existing Zoning Classification:	Residential Agricultural (2 ½ -acre minimum) (R-A-2 ½)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Citrus/Vineyard (5-acre minimum) (CV-5)
East:	Residential Agricultural (2 ½ -acre minimum) (R-A-2 ½)
South:	Residential Agricultural (2 ½ -acre minimum) (R-A-2 ½)
West:	City of Temecula
Existing Use:	School
Surrounding Uses	
North:	Winery
South:	Residential
East:	Residential
West:	Residential

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Subsidence Area:	Yes – Subsidence Potential Classified as Susceptible
Fault Zone:	No – Not Within a Half-Mile
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Within Zone "B"
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within the Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

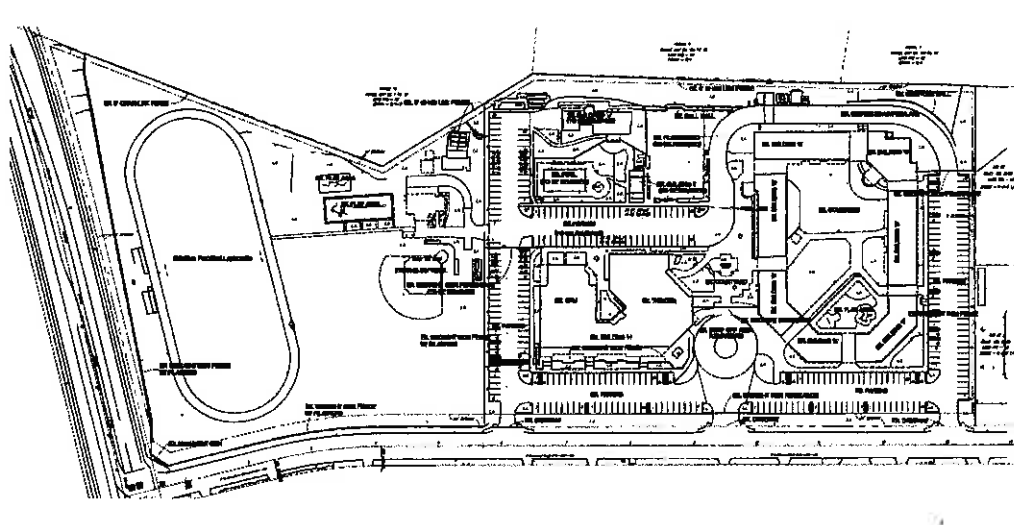
Project History

Saint Jeanne de Lestonnac Catholic School began as a Pre-school/Kindergarten in the Wine Country area on De Portola Road in 1993. Due to increased enrollment and heightened demand, in 1999, the Pre-school/Kindergarten relocated to its current location and expanded curriculum to serve students in preschool through eighth grade.

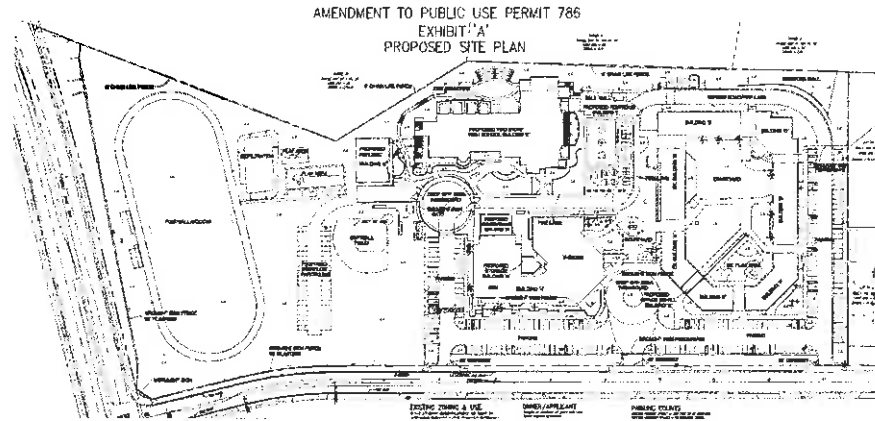
The original Public Use Permit No. 786 was approved in 1998 which allowed for the construction of a pre-school and parochial elementary (K-8) school. The project description stated that 11 buildings will be constructed and will be comprised of a total of 73,655 square feet, including a playground, swimming pool, softball diamond, football/soccer field, and open field areas. A Negative Declaration was adopted for Environmental Assessment No. 37164.

The applicant has entitled their use through the Public Use Permit process which states that educational institutions are permitted in any zone classification. Section 21.32 defines Educational Institutions as, schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California Board of Education. The Saint Jeanne de Lestonnac Catholic School obtains Title 2 funds from the California Board of Education for staff development. Therefore, the proposed use meets the definition of an Educational Institution and is allowed in the Residential Agricultural Zone (R-A Zone) with an approved Public Use Permit.

Site Plan PUP No.786 Existing



Site Plan PUP No. 786 Revision No. 1



The applicant is also requesting a Special Review of Parking subject to the conditions stated in Ordinance No. 348 Section 18.12.f. - Reduction in the Required Parking Spaces. The Table below provides information regarding existing, required and proposed parking spaces.

Existing K-8th	Required K-12th	Proposed
308 parking spaces	381 parking spaces	208 permanent and 183 temporary special event parking on sports field.

The applicant stated in a letter dated July 5, 2017 that due to the proposed new construction that they would be unable to provide the required permanent parking spaces based upon full occupancy of all buildings at the same time. However, they would be able to provide on the sports field, 183 temporary special event parking for those 3-4 annual special events when the theater is operating at full capacity. The applicant has stated that with the staggered start times, ticketing special events and allowing high schoolers parking privileges based on grade point average, will ensure that parking on-site will be adequate and only during those special events will the temporary parking be needed. Staff from St Jeanne has stated that they will be informing parents that there will be adequate parking on-site and to avoid parking on the street to reduce the impact to the neighbors.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 25, 2017. This included the Pechanga Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, the Cahuilla Band of Indians, the Ramona Band of Indians and the Colorado River Indian Tribes. There were no requests to consult and no tribal cultural resources identified. As such, there will be no impacts to Tribal Cultural Resources because they are not present.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42961 identified potentially significant impacts in regards to Noise and Transportation / Traffic; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review in accordance with State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Public Use Permit

1. The proposed use conforms to all the requirements of the General Plan, with all applicable requirements of State law, and the ordinances of Riverside County. This proposed project is consistent with the Riverside County General Plan for the following reasons:

General Plan Land Use Element, Policy LU 3.1 states, "Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing." The proposed project is compatible with this policy because it provides for the opportunity for the surrounding residences to be located within walking distance to a school within their neighborhood. The children that are currently utilizing this school will also be able to continue as they reach their high school years rather than needing to attend a school located further away.

General Plan Healthy Communities Element, Policy HC 9.1 states, "Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents." The expansion of the existing school adds to the complete neighborhood by provide educational opportunities to the local residents.

Lastly, this project will be consistent will all applicable State laws and other County requirements because construction plans will be required to be submitted and reviewed for consistency with all State building codes and local requirements, pertaining to construction.

2. The use and overall development of the land shall not be detrimental to the health, safety or general welfare of the community. The project site is located adjacent to residential uses, which could be impacted as a result of the use in terms of noise and traffic. However, through compliance with California State Building Code and Riverside County's Ordinance No. 348, Mitigation Measures, and conditions of approval the project will not be detrimental to the public health, safety or general welfare.
3. The project will result in the construction of a 500-student capacity high school within the development area of the existing elementary and intermediate school site boundaries. The expansion is consistent with the Rural Community Foundation component which encourages rural lifestyle while providing adequate public services in a rural context. The location of the existing

school and the proposed high school is a use which is designed to be compatible with the residential and rural component of the area by being architecturally compatible in terms of design and scale of the surrounding neighborhood. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties which are comprised of residential uses to the south, east, and west, and a winery to the north. The location of educational uses within neighborhoods complies with the County's General Plan vision of creating complete neighborhoods particularly schools within walking distance of existing neighborhoods. Lastly, Ordinance No. 348 allows for educational facilities in any zoning classification subject to a Public Use Permit.

4. The site 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. Per Condition of Approval 80. TRANS 3. Condition of Approval 10. TRANS 3, the applicant is required to provide a traffic signal at the corner of Butterfield Stage Road and Avenida Lestonnac to create a safer flow of traffic. Additionally, the applicant is required to work with the County of Riverside and implement operational improvements such as condition of approval, 10. TRANS 4, which requires, additional time restrictions, pavement markings, signage, modifications to loading procedures, and education for parents and students to improve traffic flow. There is adequate access to the site from Avenida Lestonnac along the southern boundary of the Project site to allow for maintenance and emergency services to access the project site. Lastly, with the added conditions of approval and mitigation measures pedestrian and vehicular traffic flow will avoid traffic congestion on and off-site with the installation of a signal at Butterfield Stage Road and Avenida Lestonnac, lane improvements, and crosswalks and curb ramps. (COA 80. TRANS 4, 90. TRANS 4, 90. TRANS 5, and 90. TRANS 7)
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 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Other Findings:

6. The project site's land use designation is Rural Community: Estate Density Residential (RC: EDR) (2-acre lot minimum) and is located in the Southwest Area Plan. The Project site is not located within a Specific Plan. The proposed Project is for the expansion of an existing Elementary/Intermediate school to include the development of a 500-student capacity High School. Land uses encouraged in this designation are residential uses, limited agricultural uses, equestrian and limited animal keeping are encouraged. Schools are compatible and consistent with residential development. In addition the Health Community Element encourages complete neighborhoods that provide for the basic needs of daily life for the health, safety and welfare of residents and for public facilities to be within walking distance of residential areas. (HC 9.1 and HC 9.5). Although the school is a private catholic school and not a public school this use is compatible with the General Plan in that several of the students are residents of the neighborhood and educational uses are one of the basic needs of children.

The Zoning Classification for the project site is Residential Agricultural (2 ½ -acre minimum). Pursuant to Section 18.29 of Ordinance No. 348, educational institutions are allowed in any zone with an approved Public Use Permit ("PUP"). Ordinance No. 348 defines educational institutions as, schools, colleges, or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California Board of Education. The Saint Jeanne de Lestonnac Catholic School obtains Title 2 funds from the California Board of Education for staff development. The proposed use meets the definition of an Educational Institution and is allowed in the Residential Agricultural Zone with an approved PUP. Although, the proposed Project is required to comply with the Public Use Permit findings, the development of the project site must comply with Residential Agricultural development standards.

Specifically, height of structures shall comply with Section 6.51 of Ordinance No. 348 which states that other than single family residences, buildings or structures shall not exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34 of this ordinance. The height of the high school building is 43'3" in height; however, as a part of this building a clock tower feature is included that is 55'6" in height. Section 18.34 (B) requires that if a public use permit includes a request for a greater height limit the specific height shall be included in all notices regarding the permit. Lastly, Section 18.20 (B) of Ordinance No. 348 states that height exceptions are permitted when a structure, such as flagpoles, wireless masts, chimneys or similar structures exceed the prescribed height limits where such structures do not provide additional floor space. The clock tower is an architectural feature, not a habitable space and will not result in an increase in additional floor space; therefore, it has been determined that the additional five (5') feet six (6") inches is consistent with this development standard and applicable sections of Ordinance No. 348. In addition, the height of the structure has been included in the scheduling notice for the Project.

The minimum lot size for projects in the R-A zoning classification is 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. The project site is comprised of 17.1 acres, the width is approximately 1,260 feet and the width exceeds 500 feet. The front yard setback is required to be twenty (20') feet. The closest structure is approximately 93 feet from the front property line. Therefore, the proposed Project will conform to the development standards of the Residential Agricultural (R-A) Zoning Classification and all other applicable provisions of Ordinance No. 348.

7. The applicant requested a modification to their parking requirements based on Ordinance No. 348, section 18.12. (f). This Special Review of Parking Requirements requires that the applicant's request provide sufficient evidence and documentation that demonstrate to the Assistant TLMA Director that unusual conditions warrant a parking reduction. The applicant submitted a letter to the County on July 5, 2017 requesting this modification. The reasoning substantiating this modification was primarily due to the 750-seat theater which requires that 250 parking spaces be provided for the Elementary/Intermediate school. Because the use of the theater for whole school events occurs 3-4 times a year, the applicant has stated that the 208 permanent parking spaces they are proposing to provide are sufficient to serve the everyday activity of the school. However, during the special events the applicant will provide 183 parking spaces that would be provided temporarily within the sports field located along the western portion of the site. The applicant has stated that with the staggered start times, ticketing special events and allowing high schoolers parking privileges based on grade point average, will ensure that parking on-site will be adequate and only during those special events will the temporary parking be needed. Based on this information and

condition of approval 10. PLANNING 7, the Assistant TLMA Director determined that 208 permanent parking spaces and 183 temporary parking spaces are required for the project.

8. The project site is located in or partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits 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 on-site 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. If the applicant provides proof of payment of these fees for the entire property this condition shall not apply.
9. The Project site is not located within a criteria cell of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). The Project site is consistent with the WRCMSHCP and will not preclude reserve design.
10. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 25, 2017. This included the Pechanga Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, the Cahuilla Band of Indians, the Ramona Band of Indians and the Colorado River Indian Tribes. No request for consultation occurred within the 30 day time period. As such, there will be no impacts to Tribal Cultural Resources because they are not present.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report Planning Staff has received no written communication or phone calls either in support or opposition to the project.

APPEAL INFORMATION

The Planning Commission's decision is considered final and may be appealed within 10 days after the notice of decision appears on the Board of Supervisors' agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00786R1
VICINITY/POLICY AREAS

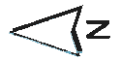
Supervisor: Washington
 District 3

Date Drawn: 11/09/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan contains different type of land use. Data is provided for your existing zoning. For further information, please contact the Riverside County Planning Department at 600 Westmoreland Avenue, Riverside, California 92507. Phone: (951) 940-1300. Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT PUP00786R1

Supervisor: Washington
District 3

Date Drawn: 11/09/2017
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

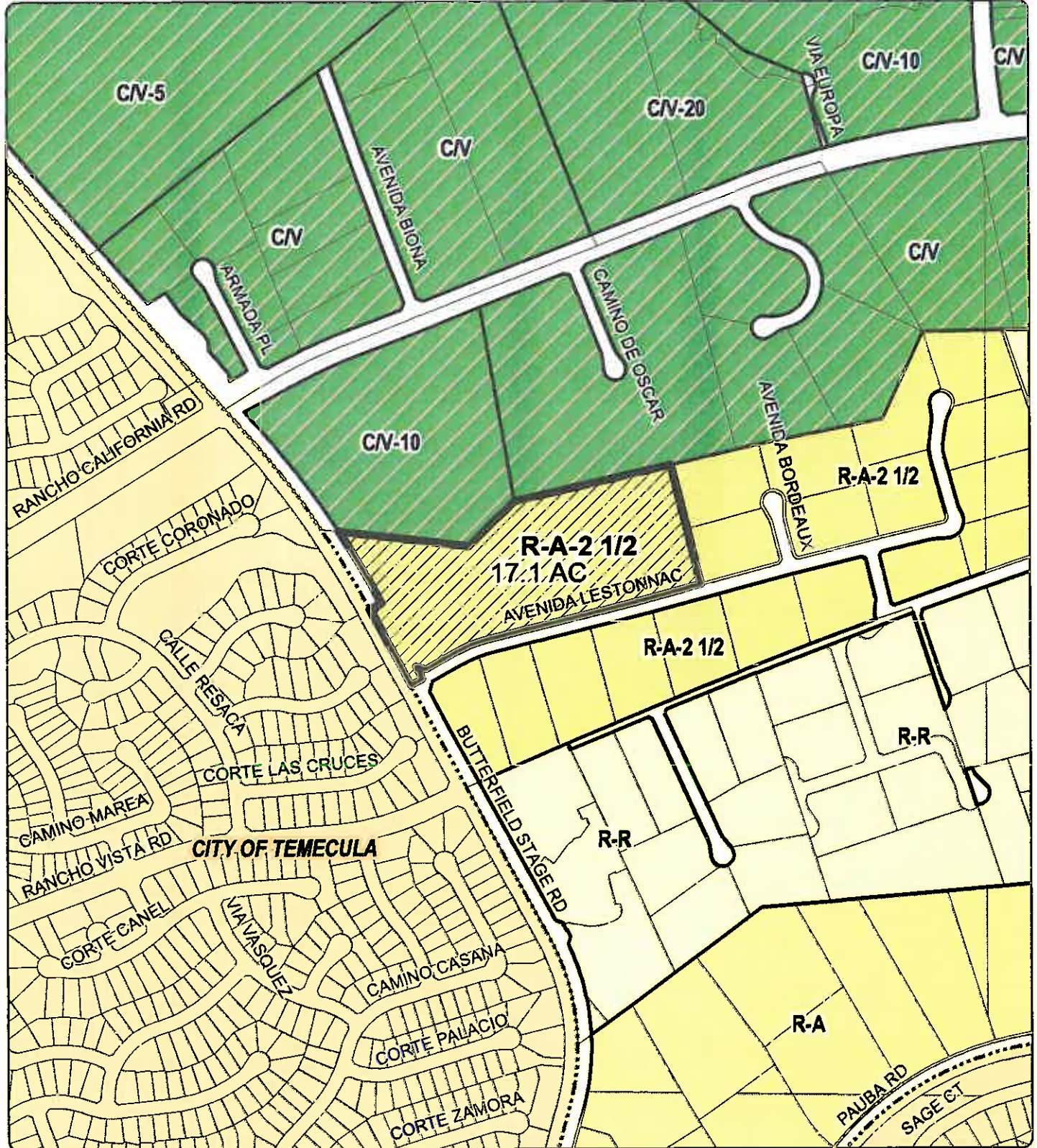
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00786R1

EXISTING ZONING

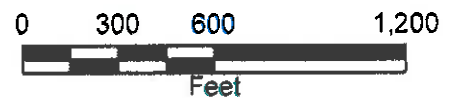
Supervisor: Washington
District 3

Date Drawn: 11/09/2017
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, 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.rcthm.org>

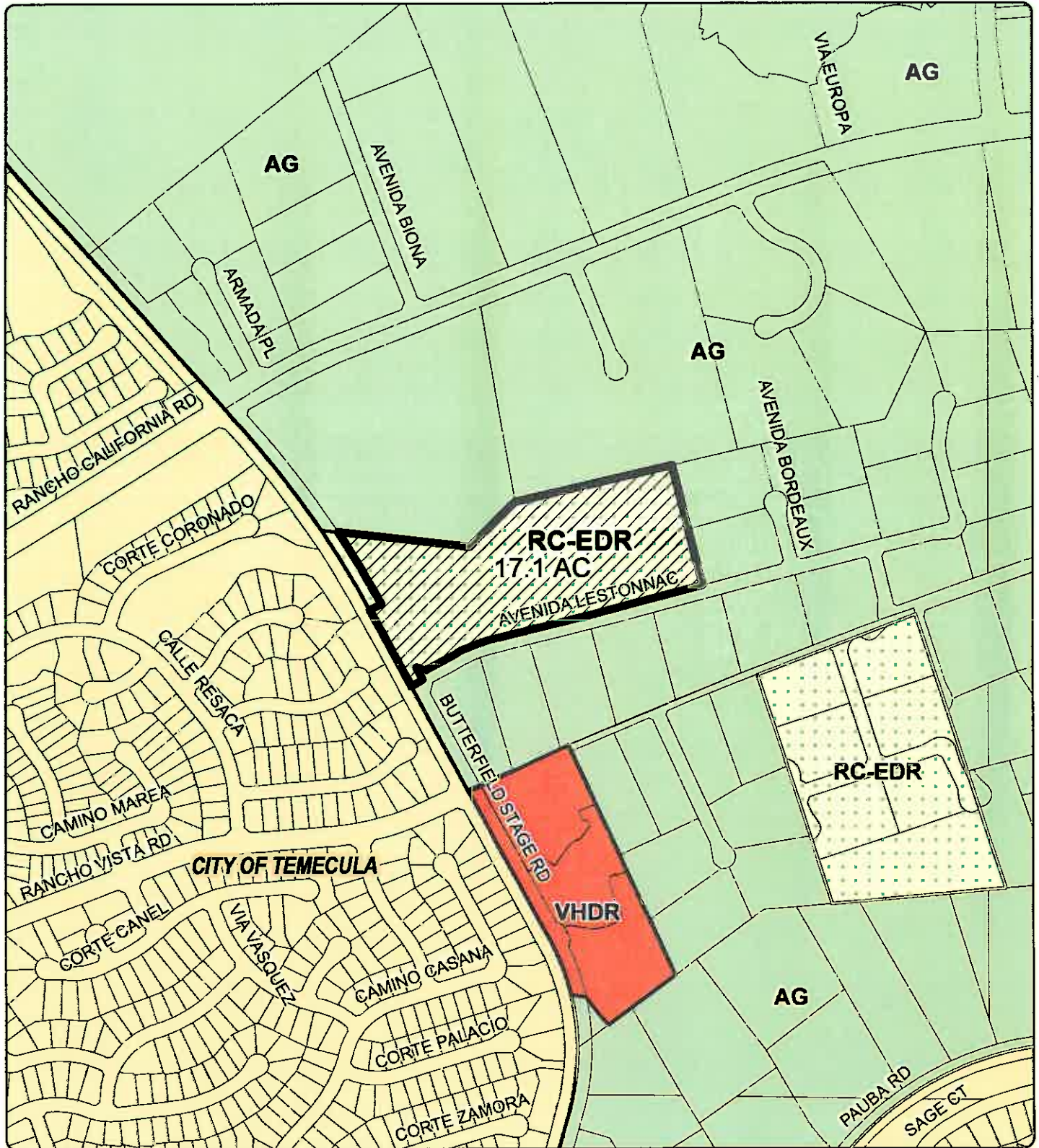
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00786R1

EXISTING GENERAL PLAN

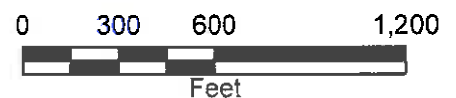
Supervisor: Washington
District 3

Date Drawn: 11/09/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



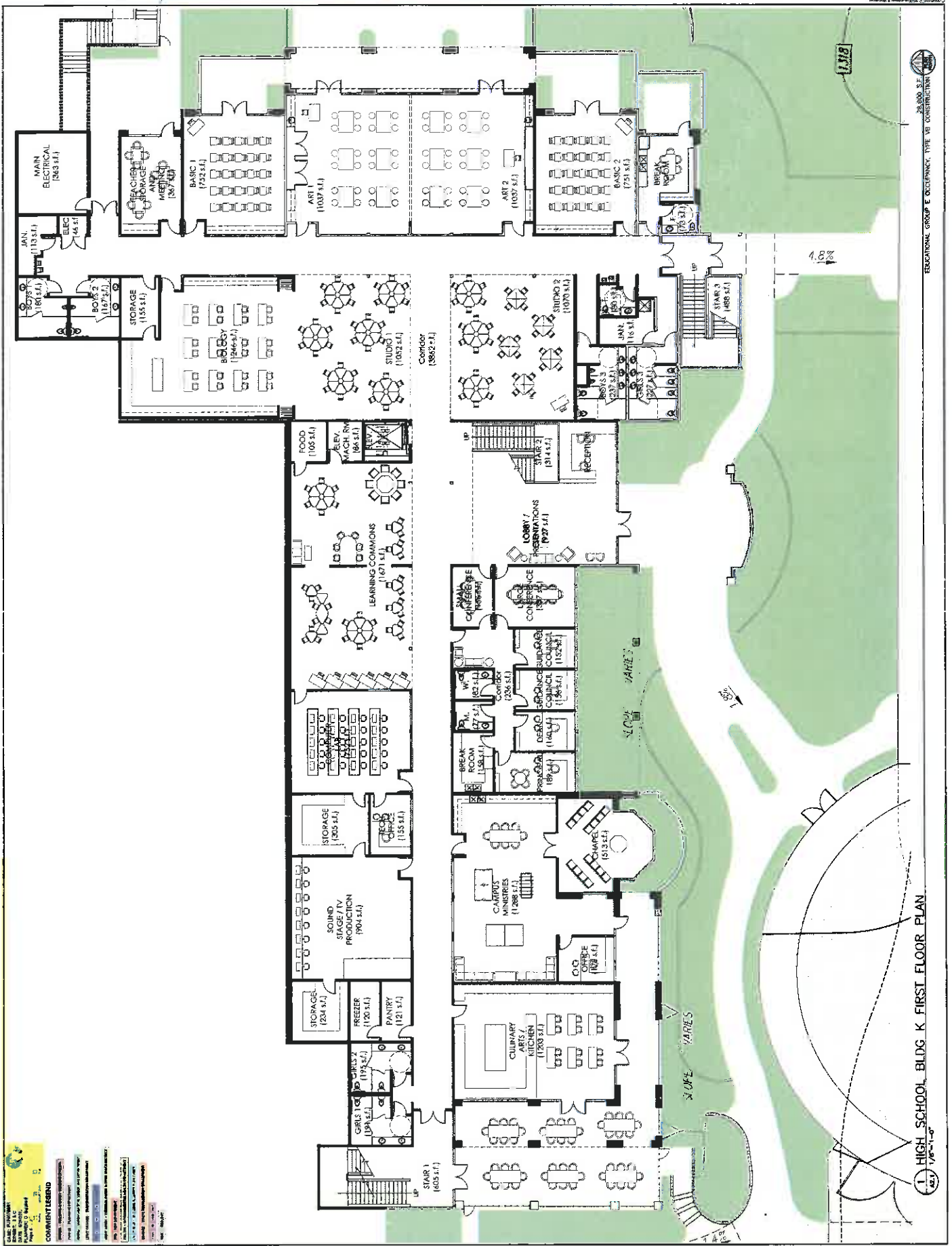
1567 N. Cross Hwy 101
 Escondido, CA 92024
 Phone (760) 942-2580
 Fax (760) 942-8288
 www.johnson-engineers.com

ST. JEANNE DE LESTONNAC
 32560 AVENIDA LESTONNAC
 TEMECULA, CA 92592

HIGH SCHOOL BLDG K
 FIRST FLOOR PLAN

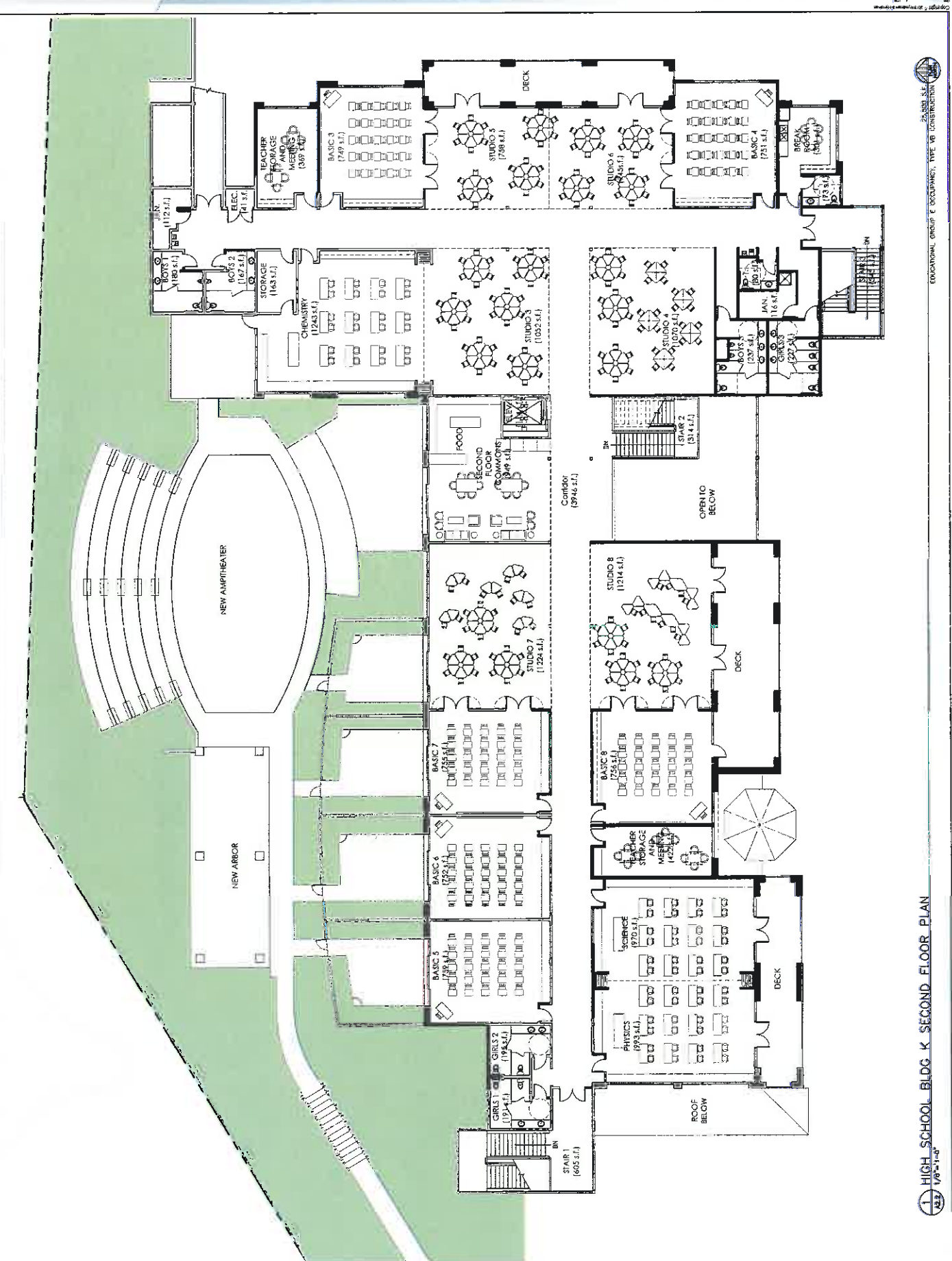
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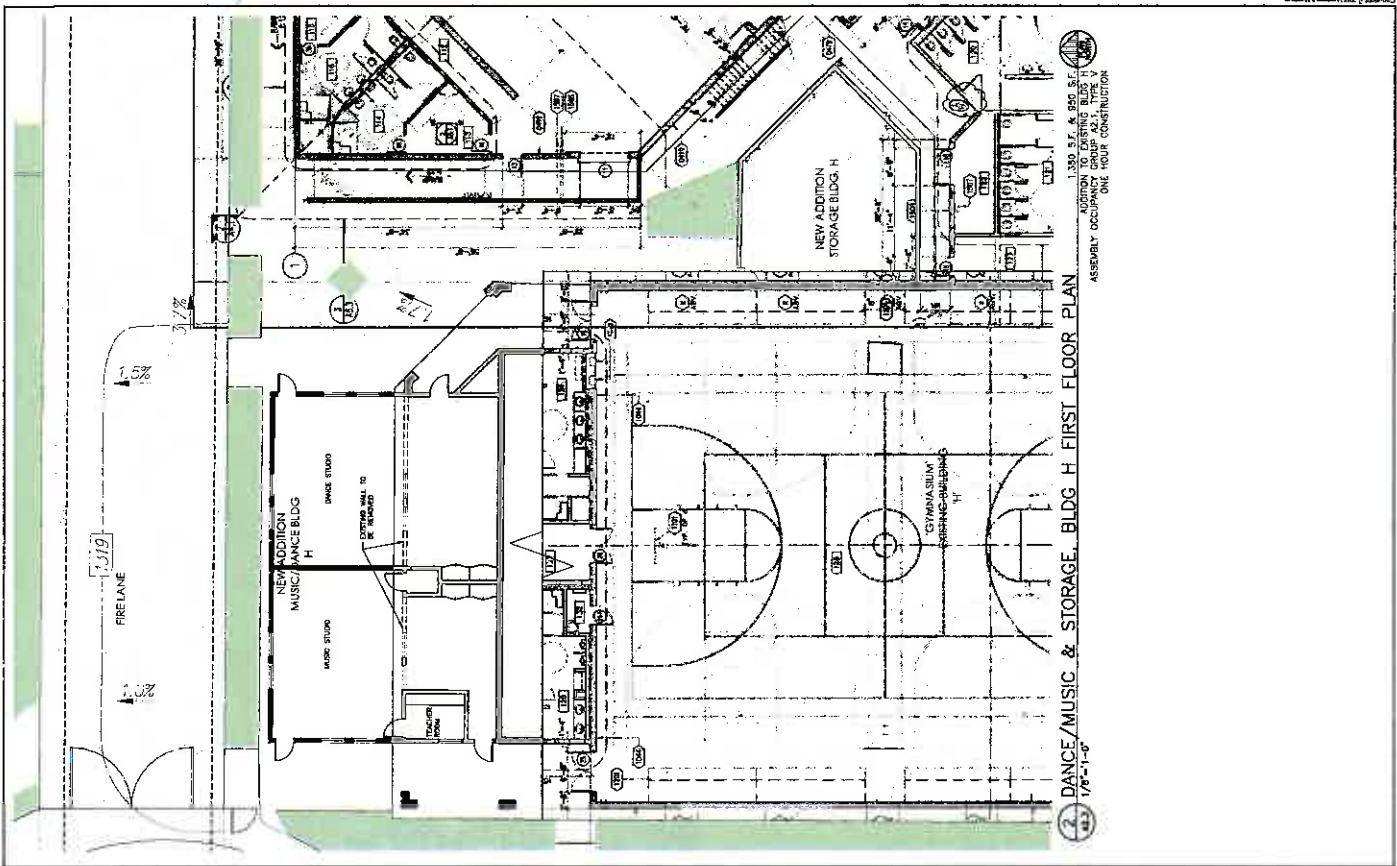
29,800 S.F.
 EDUCATIONAL GROUP E OCCUPANCY, TYPE V-B CONSTRUCTION
 DATE: 10/28/2013



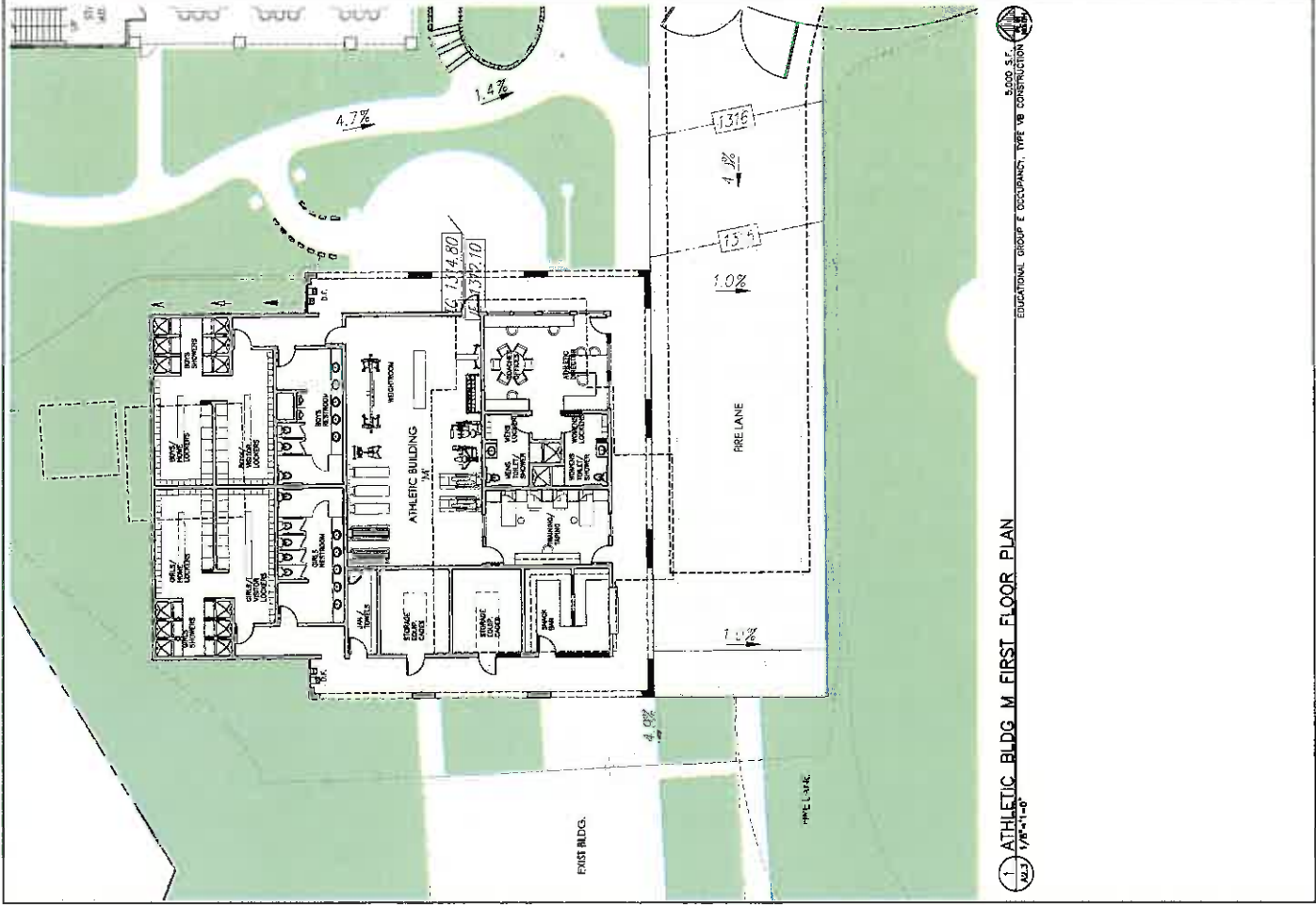
DATE: 10/28/13
 DRAWN BY: J.E. JOHNSON
 CHECKED BY: J.E. JOHNSON
 COMMENT LEGEND

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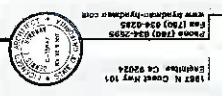




2. DANCE/MUSIC & STORAGE, BLDG. H FIRST FLOOR PLAN
 1,330 S.F. & 840 S.F.
 ADDITION TO EXISTING BLDG. H
 ASSEMBLY OCCUPANCY
 ONE HOUR CONSTRUCTION



1. ATHLETIC BLDG. M FIRST FLOOR PLAN
 5,000 S.F.
 EDUCATIONAL GROUP E OCCUPANCY, TYPE VB CONSTRUCTION



1927 N. Coast Hwy 101
 Encinitas, CA 92024
 Phone (760) 944-4245
 Fax (760) 944-4245
 www.hydracon.com



1887 N. COURT WAY 101
 FISHERS, CA 95224
 Phone (770) 266-5300
 Fax (770) 266-5305
 www.harrisharris.com

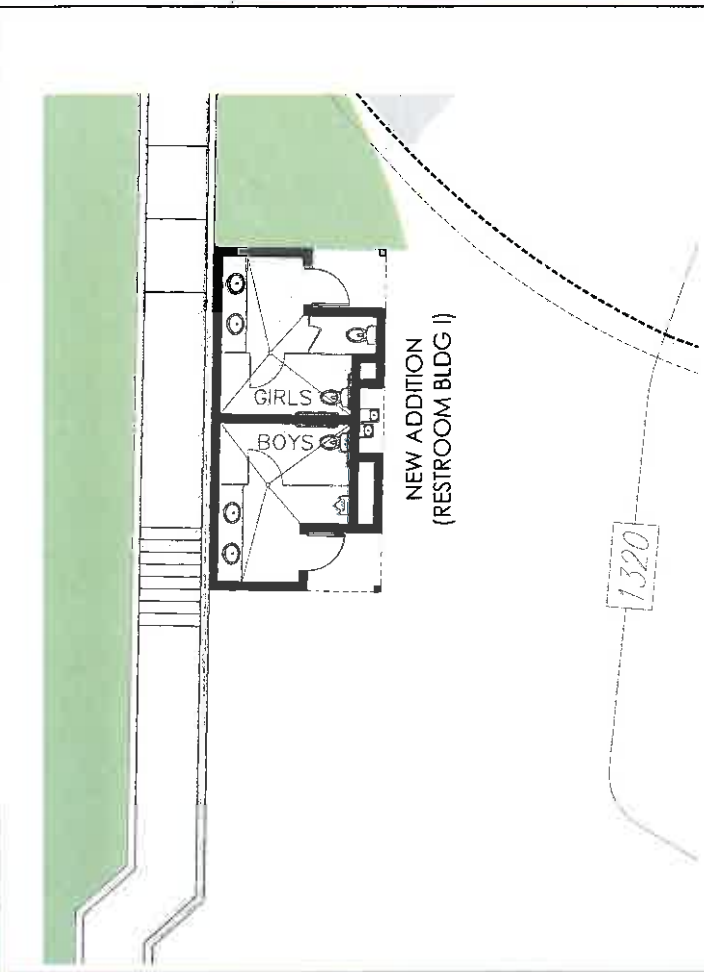
22850 AVENIDA LESTONNAC
 TEMECULA, CA 92592

BLDG I, FIRST FLOOR PLANS

ST. JEANNE DE LESTONNAC

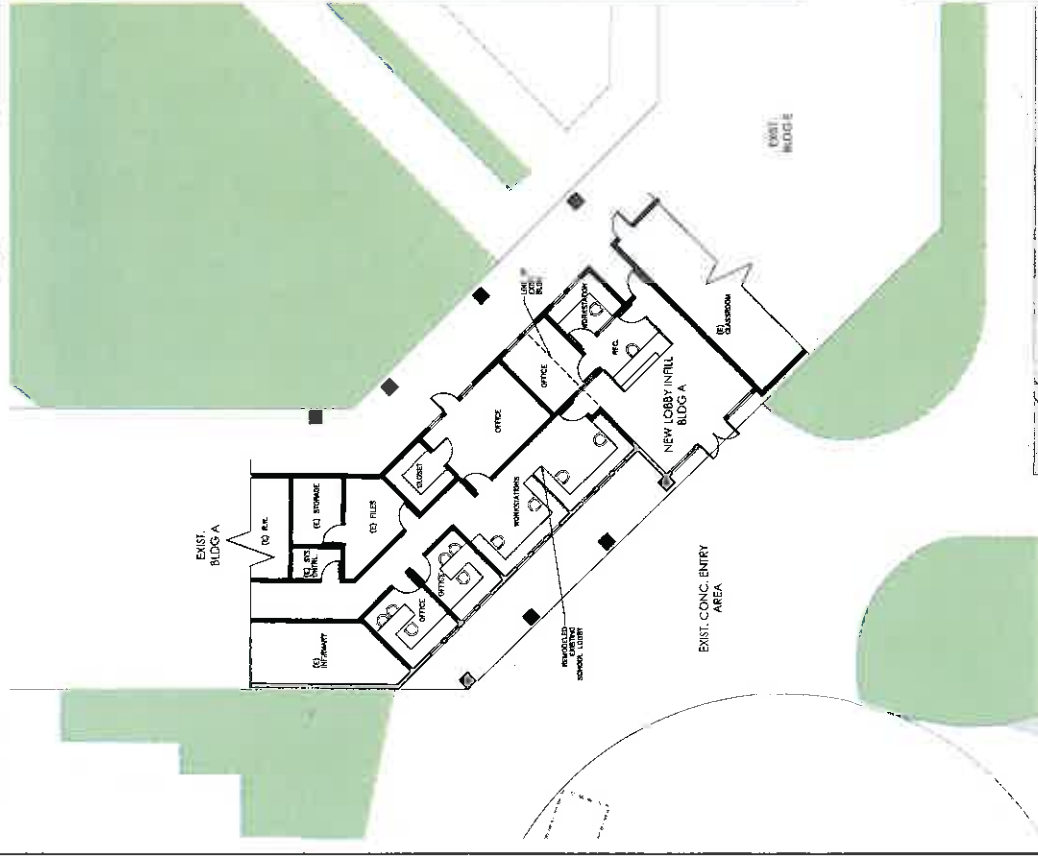
LOBBY BLDG A & RESTROOM

A2.4



DATE: 08-14-03
 22850 AVENIDA LESTONNAC
 PART OF BLDG. # 22850 AVENIDA LESTONNAC
 TYPE: WB CONSTRUCTION

2 RESTROOM, BLDG. I, FIRST FLOOR PLAN



DATE: 08-14-03
 22850 AVENIDA LESTONNAC
 PART OF BLDG. # 22850 AVENIDA LESTONNAC
 TYPE: WB CONSTRUCTION

1 LOBBY INFILL, BLDG. A, FIRST FLOOR PLAN



187 N. Coast Hwy 187
 Encinitas, CA 92024
 Phone (760) 944-2266
 Fax (760) 944-2266
 www.jayaraman-engineering.com

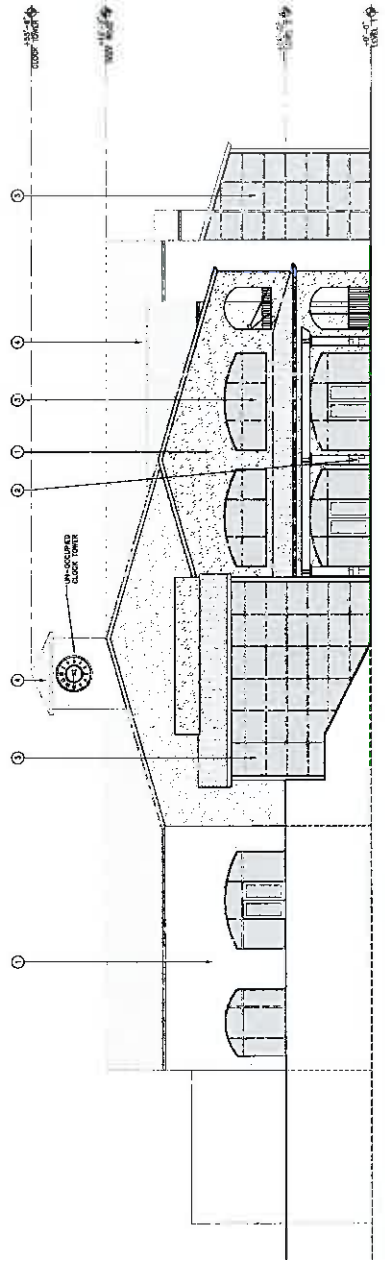
ST. JEANNE DE LESTONNAC
 HIGH SCHOOL BLDG K

32630 AVENIDA LESTONNAC
 TEMECULA, CA 92592

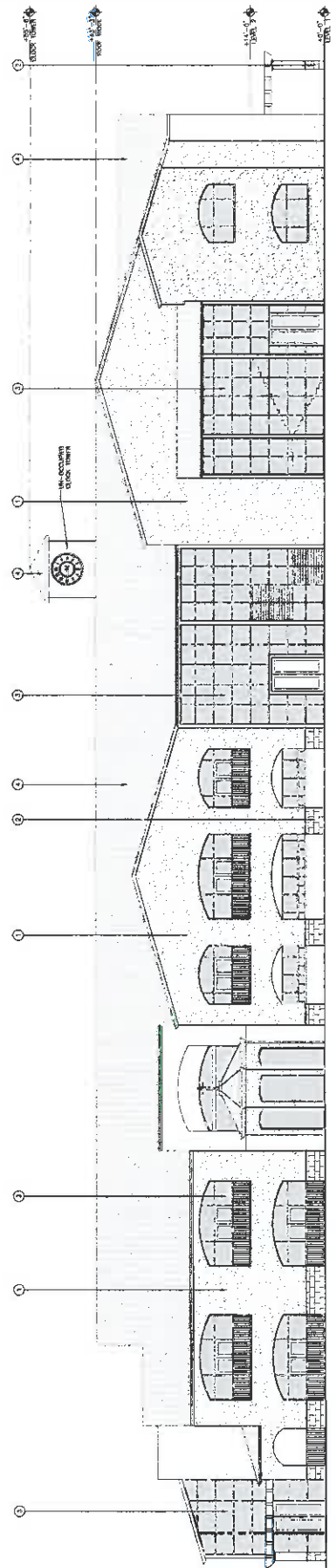
WEST & SOUTH ELEVATIONS

A4.1
 DATE: 10/20/18

- MATERIALS LEGEND:**
- ① EXTENSIVE GRANITE FINISH TO MATCH EXISTING
 - ② BLUE FACE GUM TO MATCH EXISTING
 - ③ BRICK
 - ④ SLAT TILE ROOF TO MATCH EXISTING



1 HIGH SCHOOL BLDG K SOUTH ELEVATION
 1/8" = 1'-0"



2 HIGH SCHOOL BLDG K WEST ELEVATION
 1/8" = 1'-0"



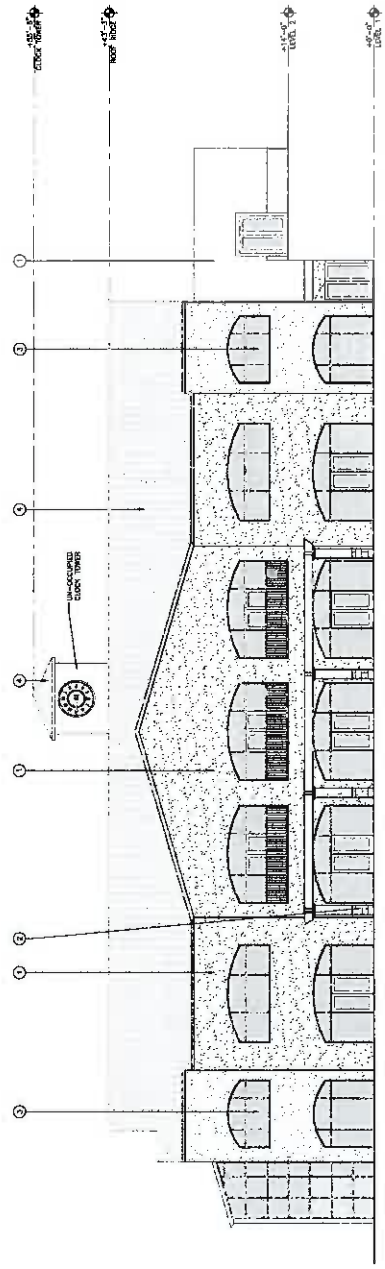
1987 N. Coast Hwy 101
 Encinitas, CA 92024
 Fax: (760) 944-0288
 www.bjordanbyandrea.com

ST JEANNE DE LESTONNAC
 32850 AVENIDA LESTONNAC
 TEMECULA, CA 92592

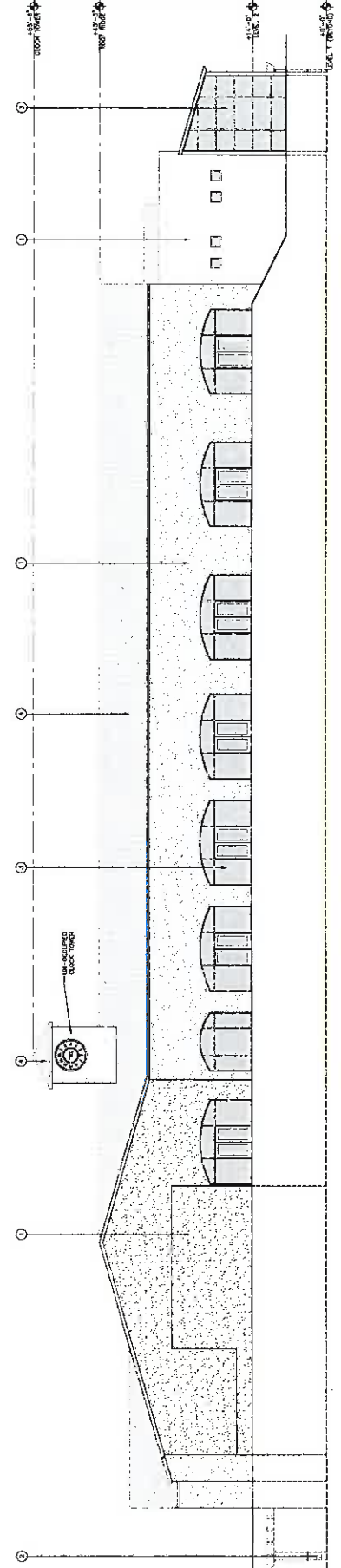
HIGH SCHOOL BLDG K
 NORTH & EAST ELEVATIONS

A4.2

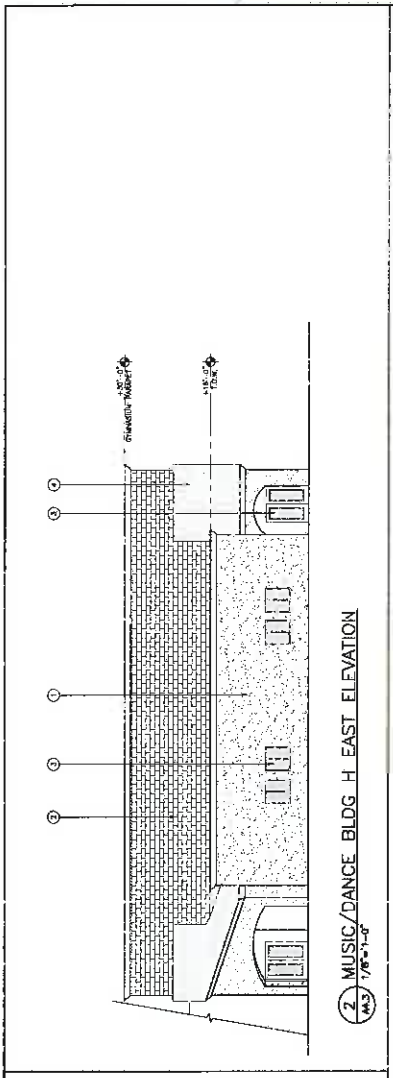
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 - ② BRICK (MATCH EXISTING)
 - ③ BRICK (MATCH EXISTING)
 - ④ BRICK (MATCH EXISTING)
 - ⑤ BRICK (MATCH EXISTING)
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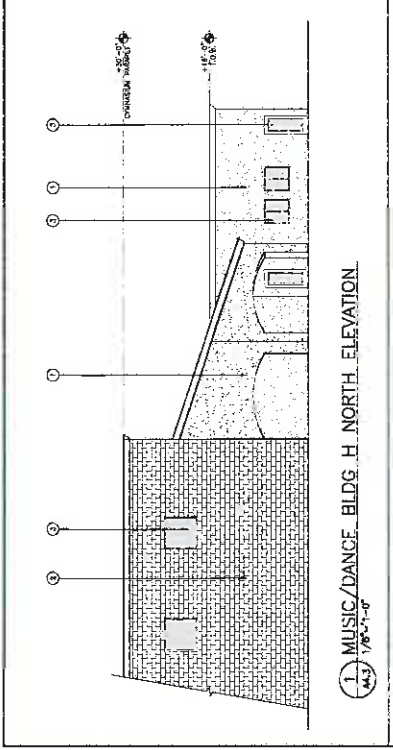
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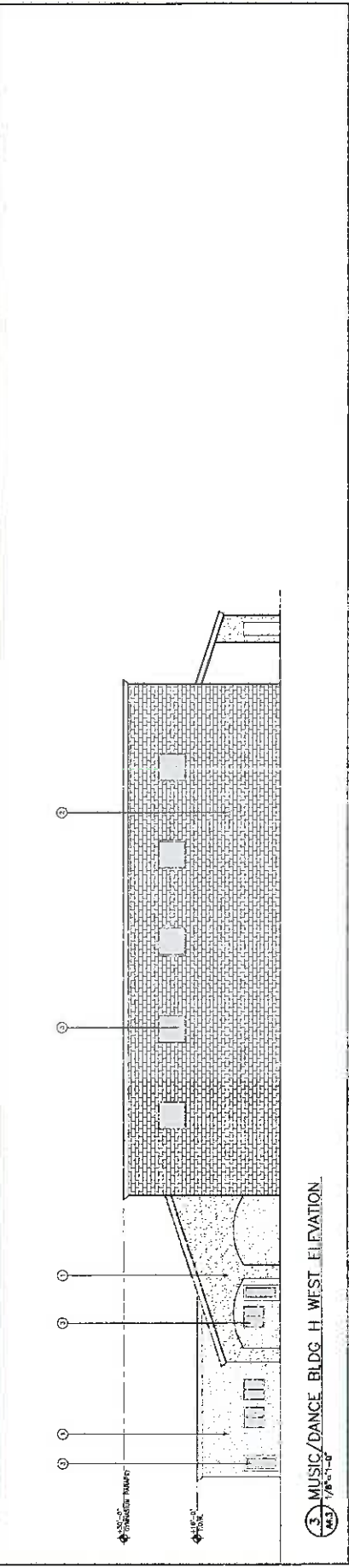
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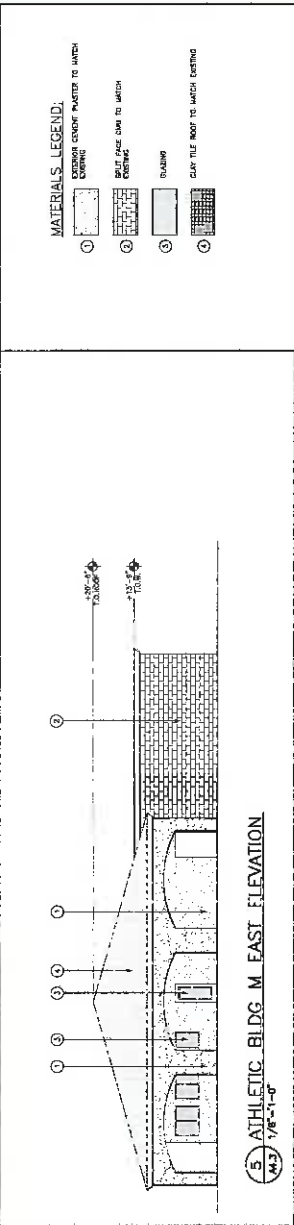
2. MUSIC/DANCE BLDG H EAST ELEVATION
 1/8" = 1'-0"



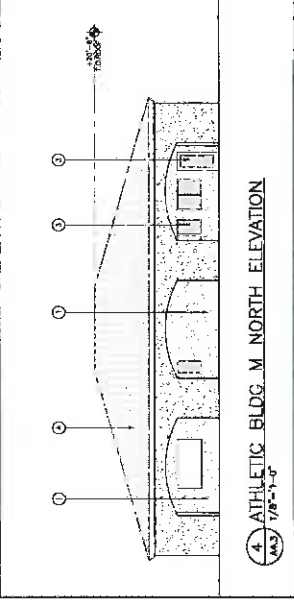
1. MUSIC/DANCE BLDG H NORTH ELEVATION
 1/8" = 1'-0"



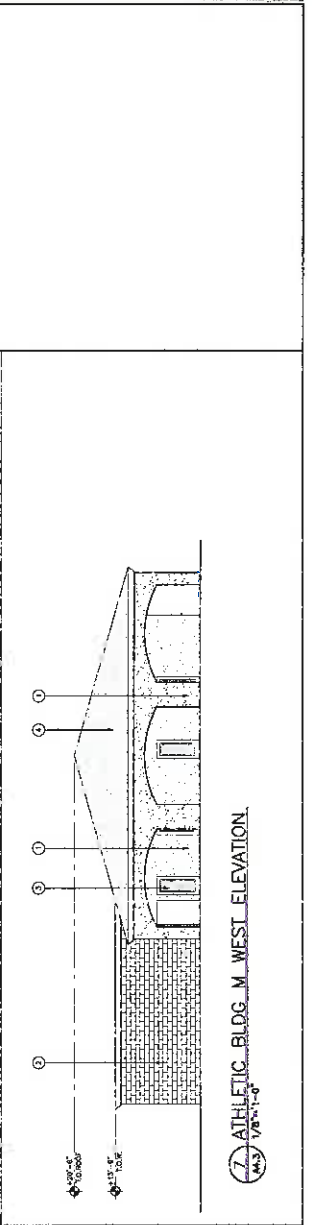
3. MUSIC/DANCE BLDG H WEST ELEVATION
 1/8" = 1'-0"



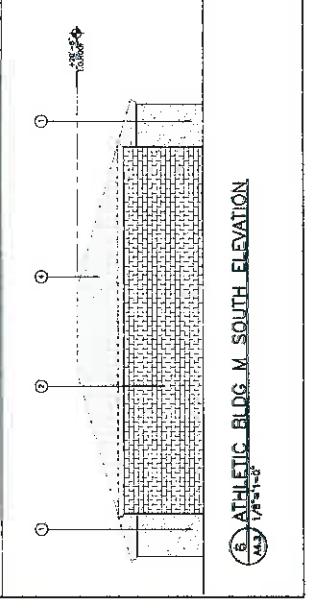
5. ATHLETIC BLDG M EAST ELEVATION
 1/8" = 1'-0"



4. ATHLETIC BLDG M NORTH ELEVATION
 1/8" = 1'-0"



7. ATHLETIC BLDG M WEST ELEVATION
 1/8" = 1'-0"



6. ATHLETIC BLDG M SOUTH ELEVATION
 1/8" = 1'-0"

- MATERIALS LEGEND:
- 1. BRICK
 - 2. CONCRETE BLOCK
 - 3. GLAZING
 - 4. CLAY TILE ROOF TO MATCH EXISTING



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PUP00786R1

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: November 9, 2017

Applicant/Project Sponsor: Sisters of the Company of Mary Date Submitted: October 10, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: ZEA42961 ZCFG6332

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42961
Project Case Type (s) and Number(s): PUP00786R1
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Project Planner
Telephone Number: (951) 955.6646
Applicant's Name: Saint Jeanne De Lestonnac School, c/o Ernestine Velarde
Applicant's Address: 36250 Avenida Lestonna, Temecula, CA 92592

I. PROJECT INFORMATION

Project Description: PUP00786R1 is Revision No. 1 to Public Use Permit No. 786 to allow for the construction of a 2-story 53,400 square foot high school building with an outdoor amphitheater. Height of the high school is 43'3" typical, with a 55'6" high non-habitable clock tower. In addition to the high school, a 5,000 square foot athletics building, a 1,350 square foot dance/music room addition to the existing gym, 950 square foot storage room addition to the existing theater, a 350 square foot restroom building, and 750 square feet of office space resulting in 61,800 square feet of new construction. Presently, the existing building square footage on the 17.1 acre site is 73,816 square feet. Approximately 6,380 square feet will be removed. Total square footage on-site once the construction is completed will be 129,236 square feet. All construction will occur within the existing development footprint. The proposed High School will have a capacity of 500 students. With the existing elementary and intermediate school, total capacity of the school will be approximately 1,000 students.

The table below illustrates the square footage of the existing buildings, proposed buildings, and building to be removed:

Existing Square Footage	Removed Square Footage	Proposed (New) Square Footage	Total Square Footage (existing and new) after construction.
73,816	6,380	61,800 (67,436 existing)	129,236

The applicant is also requesting a Special Review of Parking subject to the conditions stated in Ordinance No. 348 (Section 18.12 (g) - Reduction in the Required Parking Spaces. The table below provides information regarding existing, required and proposed parking spaces.

Existing K-8 th	Required K-12 th	Proposed
308 parking spaces	381 parking spaces	208 permanent and 183 temporary special event parking on sports field.

The applicant stated in a letter date July 5, 2017 that due to the proposed new construction that they would be unable to provide the required permanent parking spaces. However, they would be able to provide on the sports field the 183 temporary special event parking for those 3 – 4 annual special events when the theater is operating at full capacity. The applicant has stated that with the staggered start times, ticketing special events and allowing high schoolers parking privileges based on grade point average will ensure that parking on-site will be adequate and only during those special events will the temporary parking be needed. Staff from St. Jeanne has stated that they will be informing parents that there will be adequate parking on-site and to avoid parking on the street to reduce the impact to neighbors.

Ordinance No. 348 section 18.12.f allows the Assistant TLMA Planning Director to reduce the parking requirement as a part of a development plan provided that sufficient evidence and documentation that unusual circumstances exist that warrant the requested reduction. As stated above, due to the 750 seat theater the applicant is required to provide 250 parking spaces for the Elementary/Intermediate school. Because the use of the theater for whole school events occurs 3 -4 times a year the provided permanent parking spaces are sufficient to serve the everyday activity of the school.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 17.1

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:
Other: Educational Institutions Acres – 17.1	Lots: N/A	Sq. Ft. of Bldg. Area: 61,800	Est. No. of Employees: 13 employees and 40 Teachers for proposed High School

C. Assessor’s Parcel No(s): 951-030-055

Street References: The project site is located north of Avenida Lestonnac, south of Rancho California Road, east of Butterfield Stage Road, west of Avenida Bordeaux, and is within the Southwest Area Plan and the Third Supervisorial District.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 33, Township 7S, and Range 2W.

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is located within an area currently developed with single-family neighborhoods and a winery to the north of the site. Elevations onsite range from approximately 1289 feet above mean sea level (msl) at the toe of the slope in the northwest corner to approximately 1357 feet msl at the top of the slope in the northeast corner.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan of the Riverside County General Plan. The Project site's land use designation is Rural Community: Estate Density Residential (RC: EDR). The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle. The proposed expansion of the existing school will not conflict with the rural lifestyle in the area.
- 2. Circulation:** Condition of approval 10. TRANS 3 states that the school shall work with the County to implement operational improvements such as pavement marking, signage, modifications to loading procedures, and education of parents and students to improve traffic flow. In addition, condition of approval 80. TRANS 3 requires that the applicant be responsible for the design of traffic signals at the intersection of Butterfield Stage Road at Avenida Lestonnac. With these conditions of approval the Project will have adequate circulation facilities and is therefore consistent with the Circulation Element of the General

Plan. The proposed Project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. In addition, the proposed development will occur within an already disturbed area and does not expand the area presently developed. The proposed Project will also be subject to condition of approval 10. PLANNING 28 regarding Ordinance 810 as it pertains to the MSHCP development mitigation fees. The proposed project is consistent with the applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The Project site is already developed with an existing Elementary and Intermediate school, including the residence of the Sisters of the St Jeanne De Lestonnac Catholic School. Noise impacts from the proposed high school will not result in an increase to the existing noise environment. Noise impacts may result due to the use of amplification in the amphitheater during nighttime hours, but with the incorporation of Condition of approval 10. E. HEALTH which requires that the recommendations in the Noise Study shall be followed in which case impacts will be less than significant. Regarding amplification the reports states that the school shall consult with a noise professional prior to using amplification in the amphitheater area to ensure violations to the noise standards do not occur. During construction short term impacts will occur due to construction activity; however construction activity will be limited to the hours of 6 a.m.to 6 p.m. during the months of June through September and 7a.m. to 6 p.m. during the months of October through May. All construction equipment shall be properly maintained and the storage of equipment should be located as far from nearby residential uses as possible. The proposed project will not conflict with the General Plan Noise Element's applicable policies.
6. **Housing:** The proposed Project is for the expansion of an existing school site. Implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The project site is currently developed with existing playfields and a gym which encourages athletic training, practice and competitions. The proposed high school is proposing to include a classroom kitchen that will teach students how to prepare healthy meals. Therefore, the propose Project will not conflict with the General Plan Healthy Communities Element's policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest

2. Foundation Component(s): Agricultural

3. Land Use Designation(s): Agricultural

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Residential District to the south and east of site and Temecula Valley Wine Country Policy Area – Winery District to the north.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: R-A-2 ½

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: C/V and R-A- 2 ½ to the east and south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Southwest Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

a) The proposed project is not located within the vicinity of a scenic highway corridor. The closest County Eligible Scenic Highway is Highway 79 located approximately 2.3 miles south of the project site. No impact will occur.

b) The Project site is currently developed with a Pre-school, Elementary, and Intermediate school. The proposed high school and ancillary structures additions will be located within an area currently developed or will be added onto existing structures. The existing scenic quality of the area will not result in any new obstruction to the scenic resources within the project area. Therefore, less than significant impacts will occur regarding this issue area. The proposed project is not located within the vicinity of a scenic highway corridor. The closest County Eligible Scenic Highway is Highway 79 located approximately 2.3 miles south of the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According the GIS database, the proposed project is located approximately 16.99 miles from the Mt. Palomar Observatory and is located in Zone B. The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less then significant level. This are standard conditions of approval and not considered mitigation for CEQA purposes. (COA 10. PLANNING 3 and 27)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed expansion of the existing school to include a high school with ancillary structures including an Amphitheater will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. However, because the school is already existing and the proposed additions will occur within the already developed site, impacts will be less than significant, due to adherence to County lighting standards and condition of approval 10. PLANNING 3 regarding hooding of outside lighting and directed to not shine on adjoining property or public right-of-way.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the proposed project site is shown as Other Lands and Urban-Built Up Land. The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impact will occur regarding this issue area.

b) The Project site and surrounding properties land use designation is Agricultural. This land use designation encourages a mix of agricultural uses and single-family residential. Light agricultural uses existing within the project vicinity; however, the Project site is not located near any land used primarily for agricultural purposes, nor is it located in close proximity to any agricultural preserves, thus the project site is not subject to a Williamson Act (agricultural preserve) Contract and no impact will occur.

c) According to GIS database, there is no land within 300 feet of the proposed project which is zoned primarily for agricultural uses, therefore Ordinance 625 "Right to Farm" is not applicable and there is no impact.

d) The proposed Project will result in the expansion of an existing school site. The likelihood of future development is unknown and therefore it can be determined that the proposed development will have a less than significant impact on other changes in the environment which could result in the conversion of farmland.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016.

Findings of Fact:

a) Typically, assessments for air quality plan consistency uses four criteria for determining project consistency with the current AQMP. The first and second criteria are from the SCAQMD. According to the SCAQMD, there are two key indicators of AQMP consistency: 1) whether the project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and 2) whether the project will exceed the assumptions in the AQMP based on the year of project build out. The third criterion is compliance with the control measures in the AQMP. The fourth criterion is compliance with the SCAQMD regional thresholds.

Project's Contribution to Air Quality Violations

As discussed below in 6 (b) the Project will not exceed air quality standards or contribute substantially to an existing or projected air quality violation; therefore, the Project would meet the first indicator.

AQMP Assumptions

One way to assess project compliance with the AQMP assumptions is to ensure that the population density and land use are consistent with the growth assumptions used in the air plans for the air basin. According to CARB transportation performance standards, the rate of growth in vehicle miles traveled (VMT) and trips should be held to the rate of population growth. Compliance with this performance standard is one way suggested by CARB of showing compliance with the growth assumptions used in the AQMP. If the total VMT generated by the Project at build-out is at or below that predicted by the AQMP, then the Project's mobile emissions is consistent with the AQMP. It is assumed that the existing and future pollutant emissions computed in the AQMP were based on land uses from area general plans. The Project does not create any overall regional population growth, only a redistribution of educational opportunities, therefore having no effect on growth assumptions used in the latest SCAQMD AQMP. Therefore, impacts will be less than significant.

b) During construction activities, including soil disturbance dust emissions and combustion pollutants from on-site construction equipment and from off-site trucks hauling dirt would create a temporary addition of pollutants to the local airshed. Construction emissions were estimated using CalEEMod with default construction equipment list. Criteria pollutant emissions from off-road construction equipment use were estimated using the CalEEMod computer model. Duration of construction activity was provided by client, otherwise CalEEMod defaults were used. Since dust control during construction is typically required by regulation and is therefore not a CEQA mitigation, standard dust control management practices have been added to the CalEEMod model to generate a "regulated" emissions estimate. Fugitive dust control is regulated under the SCAQMD Rule 403(d)(2). Best available control measures from Table 1 of Rule 403 that will be utilized will include, but not limited to:

- **Cut and Fill** – Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	----------------------------------------------------	------------------------------	-----------

- **Demolition** – Stabilize wind erodible surfaces to reduce dust; surface soil where support equipment and vehicles will operate; and loose soil and demolition debris.
- **Demolition** – Comply with SCAQMD Rule 1403 if asbestos-containing material is detected or suspected.
- **Disturbed Soil** – Stabilize disturbed soil throughout the construction site and disturbed soil between structures.
- **Earth-moving Activities** – Pre-apply water to depth of proposed cuts; re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and stabilize soils once earth-moving activities are complete.
- **Exporting of Bulk Materials** – Stabilize material while loading; maintain at least six inches of freeboard on haul vehicles; stabilize material while transporting; and stabilize material while unloading to reduce fugitive dust emissions.
- **Staging Areas** – Stabilize staging areas during use and staging area soils at project completion.
- **Stockpiles** – Stabilize stockpiled materials. Note that stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.
- **Traffic Areas for Construction Activities** – Stabilize all off-road traffic and parking areas; all haul routes; and direct construction traffic over established haul routes.
- **Trenching** – Stabilize surface soils where trencher or excavator and support equipment will operate and soils at the completion of trenching activities.
- **Unpaved Roads/Parking Lots** – Stabilize soils to meet the applicable performance standards and limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.
- **Vacant Land** – In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees or other effective control measures.

Table 1 and Table 2 present emissions for construction activities related to the Project, which show that the regional thresholds are not exceeded in either construction year.

Table 1 – Calendar Year 2018 Construction Emissions

Maximum Daily Emission (lbs/day)						
Stage	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	2.45	23.87	20.52	0.03	1.49	1.30
Site Preparation	2.06	21.20	15.22	0.02	3.31	2.19
Grading	1.91	21.08	15.27	0.03	3.16	1.99
Building Construction	2.74	18.19	15.98	0.03	1.45	1.14
Max Daily – CY 2018	2.74	23.87	20.52	0.03	3.31	2.19
<i>SCAQMD Daily Threshold</i>	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>LST Threshold</i>	--	363	2,718	--	38	10
Exceeds Threshold?	--	No	No	--	No	No

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2 – Calendar Year 2019 Construction Emissions

Maximum Daily Emission (lbs/day)						
Stage	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Building Construction	2.41	16.68	15.46	0.03	1.31	1.00
Paving	0.93	9.09	9.33	0.02	0.66	0.52
Architectural Coating	31.03	1.86	2.09	0.00	0.20	0.52
Max Daily – CY 2019	31.03	16.68	15.46	0.03	1.31	1.00
SCAQMD Daily Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
LST Threshold	--	363	2,718	--	38	10
Exceeds Threshold?	--	No	No	--	No	No

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016

Table 3 – Summary of Operational Emissions

Maximum Daily Emission (lbs/day)						
Category	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile Sources	2.90	10.10	35.34	0.11	7.91	2.22
Area Sources	1.66	0.00	0.05	0.00	0.00	0.00
Energy Sources	0.02	0.16	0.14	0.00	0.01	0.01
Project Maximum Daily	4.58	10.26	35.53	0.11	7.92	2.23
SCAQMD Daily Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
LST Threshold	--	363	2,718	--	10	3
Exceeds Threshold?	--	No	No	--	No	No

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016

CalEEMod was also used to estimate the operational emissions the Project. Operational emissions include emissions from mobile sources associated with the facility, natural gas usage, architectural coatings, consumer products, and landscaping equipment. Emissions for each category are presented in Table 3. The regional and LST thresholds of significance are also included in this table as well as information regarding whether maximum daily operational emissions would exceed those thresholds. As shown in Table 3, operational emissions would be well below regional thresholds. Less than significant impacts will occur in regards to this issue area.

c) In accordance with CEQA Guidelines 15130(b), this analysis of cumulative impacts incorporates a summary of projections. The following three-tiered approach is to assess cumulative air quality impacts.

- Consistency with the SCAQMD project specific thresholds for construction and operation;
- Project consistency with existing air quality plans; and,
- Assessment of the cumulative health effects of the pollutants.

Project Specific Thresholds

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As previously discussed in 6 (b), the Project will not exceed the regional significance thresholds. It is assumed that emissions that do not exceed the project specific thresholds will not result in a cumulative impact.

Air Quality Plans

The Basin, in which the Project is located, is in nonattainment for ozone, PM10, and PM2.5. As such, the SCAQMD is required to prepare and maintain an AQMP and a SIP to document the strategies and measures to be undertaken to reach attainment of air quality standards. While the SCAQMD does not have direct authority over land use decisions, it was recognized that changes in land use and circulation planning were necessary to maintain clean air. As discussed above in 6 (a), the Project is compliant with the AQMP.

Cumulative Health Impacts

The Basin is in nonattainment for ozone, PM10, and PM2.5, which means that the background levels of those pollutants are at times higher than the air quality standards. The air quality standards were set to protect the health of sensitive individuals (i.e., elderly, children, and the sick). Therefore, when the concentration of those pollutants exceed the standard, it is likely that some of the sensitive individuals of the population experience adverse health effects. The localized significance analysis in Impact 3 demonstrated that with mitigation during sediment removal or on-going maintenance activities, no localized significance threshold was expected to be exceeded; therefore, the emissions of particulate matter, NO2, and CO would result in a less than significant cumulative health impact.

d-e) Sensitive receptors are defined as land uses where sensitive population groups are likely to be located (e.g., children, the elderly, the acutely ill, and the chronically ill). These land uses include residences, schools, childcare centers, retirement homes, convalescent homes, medical care facilities, and recreational facilities. The residential uses surrounding the Project site are considered sensitive receptors; however due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions. In addition, there are no substantial point source pollutants within a one mile radius of the Project exposing the existing and future students and staff of the project site to these pollutants. The proposed Project would result in a less than significant impacts in regards to these issue areas.

f) The CEQA Guidelines indicate that a significant impact would occur if a project would create objectionable odors affecting a substantial number of people. While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and the SCAQMD. Because offensive odors rarely cause any physical harm and no requirements for their control are included in State or federal air quality regulations, the SCAQMD has no rules or standards related to odor emissions, other than its nuisance rule. The Project is not an odor producer nor located near an odor producer. Whereas diesel exhaust will be emitted during construction, which is objectionable to some; concentrations will disperse rapidly from the Project site. Therefore, the Project would result in a less than significant odor impact.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection and communication with Don Copeland, County Biologist.

Findings of Fact:

a) The project site consist of one parcel (951-030-055) and is located within the boundaries of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). The Project site is located within the Southwest Area Plan and is not located within a criteria cell or cell group. The Project was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). Communication with the County's Biologist stated that, because the Project site is already developed and disturbed no conflict with the WRCMSHCP will occur; therefore, no impact will occur.

b-d) The project site is located in or partially within the Stephen's Kangaroo Rat Fee Area. However, because the project site is already disturbed no adverse effect will occur to any sensitive species or habitat modifications. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) There is no riparian habitat or federally protected wetland within the Project site. No impacts will occur in regards to these issue areas.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Based upon analysis of records, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Prior grading of the project site has eliminated any potential for impacts to historical resources. Therefore, there will be no impacts to historic resources and no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Prior grading of the project site has eliminated any potential for impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to archaeological resources Therefore, there will be no impacts to archaeological resources and no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments. Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The Geology Report states that the closest active faults are the Elsinore-Temecula Fault located 4.4 miles from the project site, the Elsinore-Julian Fault located 10.8 miles from the project site. The Elsinore-Glen Ivy Fault at 17.3 miles from the project site, and the San Jacinto-Anza Fault at 18.3 miles from the project site. Since no active faults are known to cross the site the possibility of significant damage due to ground failure is considered remote. Structures within the site will be designed and constructed to resist the effects of seismic ground motions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as provided California Building Code (CBC) requirements. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The project site is located in an area that has no potential for liquefaction based on the County's GIS data base. The Geology Report states that soil liquefaction is a secondary effect of seismic ground shaking. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Based on laboratory testing and field exploration, the granitic bedrock underlying the site does not have the potential to be liquefiable. Therefore, no impacts will occur regarding this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk). Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Geology Report, intensity of ground shaking at the site may be higher or lower based on the distance between the site and causative fault and the onsite geology. Compliance with the Geology Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, and Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The Geology report states that with the review of geologic literature and geologic mapping of the property, the presence of landslides on or directly adjacent to the site are not indicated. Therefore, no impacts in this regard are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map” and Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) According to the County's GIS database the project site is susceptible to Subsidence. The Geology Report states that because the majority of the site is underlain by approximately 3 feet to 5 feet of potentially compressible undocumented artificial fill and possible weathered bedrock, the project site may be prone to potential intolerable post-grading settlement and/or hyroconsolidation. In addition compliance with conditions of approval 10. BS GRADE 001 and 003 will ensure any impacts in regards to subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials and Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The project site is located on an already developed site and will not result in a change to the existing topography. No impact will occur.

b) The Geology Report states that no slopes or any cut or fill slopes are proposed as a part of this project. In addition condition of approval 10. BS GRADE 9 requires that graded slopes shall be limited to a maximum steepness ratio of 2:1, unless otherwise approved. Therefore, no impact will occur in this regard.

c) The Project site will be obtaining sanitary sewer service from Eastern Municipal Water District. No subsurface sewage disposal system is proposed. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials and Preliminary Geotechnical Investigation, December 18, 2015.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that graded but undeveloped land shall provide, in addition to erosion control planting any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. Condition of approval 60. BS GRADE. 13 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Geology Report stated that preliminary laboratory tests and previous laboratory tests indicated that onsite soil materials exhibit an expansion potential of low in accordance with the 2013 CBC, Chapter 18. However, it is recommended that expansive soil conditions be evaluated for the individual building pads during and at the completion of rough grading to observe and document the anticipated conditions. Compliance with condition of approval 60. BS GRADE 4 states that all grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. These reports will be reviewed in conformance with the Geotechnical Guidelines for Review of Geotechnical and Geologic Reports. Impacts will be less than significant with the incorporation of the recommendations of the geotechnical report and standard conditions of approval.

c) As stated in 16 (c) above the applicant will be obtaining sanitary sewer service from Eastern Municipal Water District which will not result in an impact to soil stability. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Geotechnical Investigation, December 18, 2015.

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

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant. (COA 10. BS GRADE 7, 60. BS GRADE 1, 60. BS GRADE 11, 60. BS GRADE 13, 60. BS GRADE 14

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016.

Findings of Fact:

a) The main source of GHG emissions associated with the Project would be combustion of fossil fuels in mobile sources during the operation of Project. Emissions of GHG were calculated using the CalEEMod model. Estimated GHG emissions are summarized in Table 4.

Table 4 – Greenhouse Gas Emissions

Emission Source	GHG Emissions (tonnes)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction	352.3	0.0612	0.0000	353.6
Area	0.01	0.00003	0.0000	0.0
Energy	204.9	0.0086	0.0022	205.7
Mobile	1,112.2	0.0332	0.0000	1,112.9
Waste	18.5	1.0947	0.0000	41.5
Water	26.9	0.0743	0.0019	29.0
TOTALS	1,714.8	1.2707	0.0042	1,401.0
SCAQMD Significance Threshold				3,000
Exceed?				No

Source: Air Quality Impact Analysis, St. Jeanne de Lestonnac Catholic School Expansion Project, prepared by, OB-1 Air Analysis, September, 2016

Since the SCAQMD proposes that if a project generates GHG emissions below 3,000 Mt CO₂e, it could be concluded that the Project’s GHG contribution is not “cumulatively considerable” and is therefore less than significant under CEQA, GHG emissions from this Project would be less than significant.

b) AB 32 identified a 2020 target level for GHG emissions in California of 427 Mt of CO₂e, which is approximately 28.5% less than the year 2020 BAU emissions estimate of 596 Mt CO₂e. To achieve these GHG reductions, there will have to be widespread reductions of GHG emissions across California. Some of those reductions will need to come in the form of changes in vehicle emissions and mileage standards, changes in the sources of electricity, and increases in energy efficiency by existing facilities. The remainder will need to come from requiring new facility development to have lower carbon intensity than BAU conditions. Therefore, this analysis uses a threshold of significance that is in conformance with the state’s goals.

On December 12, 2008, CARB adopted the AB 32 Scoping Plan, which details specific GHG emission reduction measures that target specific GHG emissions sources. Project-related GHG emissions would be reduced as a result of several AB 32 Scoping Plan measures. The Scoping Plan considers a range of actions that include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market based mechanisms (e.g., cap-and-trade system).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Some examples include the following:

Mobile-source GHG emissions reduction measures

- Pavley emissions standards (19.8% reduction)
- Low carbon fuel standard (7.2% reduction)
- Vehicle efficiency measures (2.8% reduction)

Energy production related GHG emissions reduction measures

- Natural gas transmission and distribution efficiency measures (7.4% reduction)
- Natural gas extraction efficiency measures (1.6% reduction)
- Renewables (electricity) portfolio standard (33.0% reduction)

These reductions in mobile-source and energy production GHG emissions would occur with or without development of the Project. Overall, the Project would be consistent with the AB 32 goal of reducing statewide GHG emissions to 1990 levels by year 2020. In addition, the Project is consistent with the County's Climate Action Plan (CAP) which is based on the State's requirement that if a project contributes less than 3,000 MT it can be concluded that the Project's GHG contribution would not be cumulatively considerable. The proposed Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs; therefore, impacts would be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials and Southwest Area Plan Wildfire Susceptibility, Figure 11.

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of a high school and various additions to the existing school buildings; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the school facility will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) As shown on the Southwest Area Plan Wildfire Susceptibility Map, the proposed Project is not located in Fire Hazard Severity Zone. However, it is imperative that the Project includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur (COA 10. FIRE. 6, 7, and COA 90. FIRE 1).

d) The proposed Project is located at an existing school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Ultimate development of the site will create short term emissions due to construction vehicles, paving operations, and painting of the structures; therefore, impacts will be less than significant.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. As a result, there will be no impacts.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. As a result, there will be no impacts.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The Project site is not located in a Hazardous Fire Severity Zone as shown on Figure 11 of the Southwest Area Plan. However, the proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied to help ensure the safety of the students, residents and structures. Some of these conditions address the location of fire hydrants, construction materials, gated entries, water system, fire lanes and signage. With these conditions of approval impacts as they relate to this issue, impacts will remain less than significant. (COA 10. FIRE. 2, 3, 4, 5, 6, 7, COA 80. FIRE 1, and COA 90. FIRE 1)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project				
24. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Preliminary Infiltration Testing for the Onsite Storm Water Infiltration System, for the Saint Jeanne de Lestonnac Catholic School, prepared by LGC Geo-Environmental, Inc., December 11, 2015.

Findings of Fact:

a) The project site is already developed with an existing Elementary and Intermediate School, including the residence of the Sisters of the St Jeanne De Lestonnac Catholic School. The proposed high school building and additions will occur within areas currently developed. The existing drainage pattern will not be altered due to project implementation. No rivers or streams are located on or off-site. Therefore, no impact will occur in regards to this issue area.

b) When grading and building plans are submitted for development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) Information provided in the Infiltration Testing Report stated that groundwater was not encountered during infiltration testing up to eight feet below the existing surface during subsurface exploration. The report states that data provided by CASGEM indicates groundwater in the general site area is approximately 166 feet below the existing surface elevation. Based on the results of the field exploration

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and review of site area, groundwater is not anticipated to adversely affect the proposed improvements. Therefore, less than significant impacts will occur.

d) The project site is currently developed with an Elementary and Intermediate School including the residence of the Sisters of the St Jeanne De Lestonnac Catholic School. The proposed construction of the High School and additions will occur within the already developed area of the site. The applicant is proposing an on-site storm water BMP devise to handle the onsite sheet flow from storm water within the surrounding areas and associated roadways to ensure that runoff water will be within the allowable capacity of the stormwater system; therefore, less than significant impact will occur.

e-f) The proposed project is not located within a 100-year flood hazard area. Therefore, no impact will occur in regards to this issue area.

g) The proposed Project is to allow for the construction of a two-story High School building, including an Amphitheater, an athletic building, dance/music room, storage room, office space and restrooms. Total square footage of the proposed additions will be 61,800 square feet. Because the development of the Project site will result in the soil disturbance of more than one acre a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. In addition with the inclusion of an on-site storm water BMP, the amount of surface runoff on-site and across property lines will be reduced. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) The project site is currently developed with an existing Elementary and Intermediate School, including the residence of the Sisters of St. Jeanne De Lestonnac Catholic School. New construction will occur within the already developed portions of the project site. An increase in peak flow rates on downstream properties may occur during construction; however with the BMP of the on-site storm water infiltration system these impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The project site is located in an unincorporated area of Riverside County and is currently developed with an Elementary and Intermediate School, including the residence of the Sisters of the St. Jeanne De Lestannoc Catholic School. The proposed development will occur within the already disturbed area of the project site and will not result in a substantial alteration to the existing drainage course. In addition the proposed on-site stormwater infiltration system will ensure that stormwater run-off will not impact adjacent properties or right-of-ways. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site is surrounded to the north by vacant land and an existing winery. To the east, south, and west with single family development. The Project site has an existing General Plan Land Use Designation of Rural Community: Estate Density Residential (RC: EDR). The proposed project will not result in a substantial alteration of the existing and planned development of the area in that the project site is already developed with an existing school. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project is not located within a city sphere of influence or adjacent to a city or other county. Therefore, there will be no impact

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

27. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The Project site is currently zoned Residential Agricultural 2 ½-acre minimum (R-A-2 ½). Educational Institutions are allowed within any zoning classification provided that a Public Use Permit (PUP) has been granted. A PUP currently exists allowing for the operation of the existing Elementary and Intermediate School. Adoption of the proposed revision to the existing PUP will ensure zoning consistency with Ordinance No. 348 as well as conformity with the General Plan. The project will have no impact.

b) Zoning to the north of the Project site is Citrus/Vineyard, 10-acre lot minimum (C-V-10), and Residential Agriculture 2 ½ -acre minimum (R-A-2 ½) to the east and south. The project is consistent with the surrounding zoning classifications and development pattern of the surrounding area. Impacts will be less than significant.

c) Existing land uses surrounding the Project site to the north is winery, to the east, south and west are residential uses. The General Plan's land use designation for this Project encourages low-density residential development and uses that are compatible with the rural lifestyle. The project site is currently developed with an Elementary and Intermediate school. The proposed additions to the school will remain compatible with the existing and future land uses in the surrounding area in that education facilities are uses considered as compatible land uses within residential neighborhoods. The proposed Project will have less than significant impacts.

d) The Project site has a land use designation of Rural Community (RC: EDR) (2 Acre Minimum). This land use designations allows for single family detached residences on large parcels of 2 to 5 acres, including animal keeping, limited agricultural uses, public services and small scale commercial uses are permitted in this land use designation. The existing Elementary and Intermediate school and proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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high school will serve the existing community and is a compatible use within the surrounding residential area. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. Therefore, impacts will be less than significant.

e) The project site is currently developed with an Elementary and Intermediate School and surrounded by single family residential development to the east, south, and west. The project site has a residential land use designation and zoned for residential development; however, educational institutions are permitted in any zoning classification subject to a Public Use Permit. In result, the project will not disrupt or divide the physical arrangement of an established community. The impact will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

28. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d). According to Figure OS-5 *Mineral Resources*, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b). As indicated on GIS Database, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed development will not be impacted by excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

30. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

According to GIS database, the proposed project is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

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

Findings of Fact:

According to GIS database, the proposed project is not located adjacent to a highway therefore there will be no impact in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, and Noise Impact Analysis for Saint Jeanne de Lestonnac Catholic School Expansion Project, prepared by Roma Environmental, September 28, 2016

Findings of Fact:

a-b) The proposed project is for the addition of a two-story high school building, amphitheater, athletic building, dance/music room, storage room and office and restroom additions. Presently the site is developed with an Elementary and Intermediate school, with a sports field and theater. The Noise Analysis prepared stated that short-term impacts to adjacent land uses may occur during construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. However, construction noise is exempt from Ordinance No. 847 as it pertains to construction noise as long as it does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September or between the hours of 6:00 PM and 7:00 AM during the months of October through May. The Noise Analysis recommended several measures that would also help in the reduction of the potential short-term noise impacts and was added as condition of approval 10. E.HEALTH 1.

In terms of operational noise, the noise analysis measured noise levels from four points along the perimeter of the Project site during the peak hour. New activities associated with operation of the high school will be occurring within buildings and are not expected to be audible outside. However, if windows and/or doors are left open, noise levels associated with teen events may be audible outside of the building, but would not exceed the County daytime noise standard at nearby sensitive receptors. The highest decibel reading 59.6 dBA occurred directly north of the proposed high school building well below the allowable 65 dBA. However, the Noise Analysis provided that operation of the proposed project may include amplification in the amphitheater for possible theatrical or musical performances, which may result in noise levels in excess of the County's allowable noise standards. While such a potential noise impact is not anticipated, nonetheless the Noise Analysis recommended that the applicant consult with a noise specialist to further ensure that no violations of the noise standards occur.

In regards to project generated noise by traffic the Noise Study states that, a "substantial" increase in noise levels would occur if the level of noise increases by 3dBA CNEL or greater at a sensitive receptor and if: (1) the existing noise levels already exceed the residential land use compatibility standard for "normally acceptable" (60dBA CNEL for single-family residential dwelling units and 65 dBA CNEL for multi-family residential). An analysis of the "Existing and Existing Plus Project Traffic Noise" was conducted on sixteen (16) affected road segments within the Project vicinity. All of the road segments that were analyzed already exceed the normally acceptable dBA levels. However, twelve of the segments remained the same, five segments had a 0.1 increase and one had a 0.4 increase in ambient noise. In no case would project generated traffic result in an audible increase in ambient noise levels.

The proposed Project will result in a less than substantial permanent increase in ambient noise levels without amplification of the amphitheater. However, to ensure that noise levels do not exceed the County's noise standards the following was recommended as mitigation:

- The School shall consult with a Noise professional prior to using amplification in the amphitheater area in order to ensure no violations in the County's noise standards will occur.

Therefore, a less than significant impact will occur with the incorporation of Mitigation Measure #1 and standard conditions of approval.

c) The Noise Study prepare for the proposed Project determined that the proposed additions to the existing school will not result in an increase in noise levels exceeding the standards established in the local general plan or noise ordinance, or applicable standards of other agencies without amplification of the amphitheater. However, with amplification nighttime noise levels would exceed the County's noise standards. Therefore with the incorporation of Mitigation Measure #1 as stated above and condition of approval 10. E HEALTH 1, impacts related to this issue area will be less than significant with mitigation.

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery such as Rock Drills and Jack Hammers, during construction activities. However, no construction activities can occur between the hours of 6:00 p.m. and 6:00 a.m. during the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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months of June through September and between the hours of 6:00p.m.and 7:00 a.m. during the months of October through May. However, this type of noise would be temporary and infrequent. Therefore, impacts will be less than significant.

Mitigation

- MMR#1 - The School shall consult with a Noise professional prior to using amplification in the amphitheater area in order to ensure no violations in the County’s noise standards will occur.

Monitoring: Riverside County Department of Environmental Health

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

The project site is mapped in the County’s General Plan as having a high potential for paleontological resources. Although, the project site is already disturbed the potential for unearthing these resources are possible. Therefore, condition of approval 60. PLANNING 17 requires that a qualified paleontologist be retain to create and implement a project specific plan for monitoring site grading/earthmoving activities. This Paleontological Resource Impact Mitigation Program (PRIMP) shall be submitted to the County Geologist prior to issuance of a grading permit. Therefore, less than significant impacts will occur to any paleontological resources with incorporation of the condition of approval.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently developed with an existing Elementary and Intermediate School. The proposed project will result in the addition of a high school, amphitheater, athletic building, dance/music room, storage room and additional offices and restrooms. The project will not result in the necessity to construct replacement housing; therefore, no impacts will occur.

b) The project will result in the construction of a high school, amphitheater, athletic building, dance/music room, storage room and additional offices and restrooms to an existing school site. The proposed project will not result in a demand for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have less than significant impacts in regards to a demand for additional housing.

c) The project site is an existing school site. The proposed project will result in the addition of a high school, amphitheater, athletic building, dance/music room, storage room and additional offices and restrooms. The project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. The Project will have no impacts.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The proposed project will not result in cumulatively exceeding projected local or regional population growth in that the project is for the construction of a high school, amphitheater, athletic building, dance/music room, storage room and additional offices and restrooms. The project will not induce population but will rather serve the existing and future residential population of the project area. No extension of roads or other infrastructure is proposed; therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 90. PLANNING. 28)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to prevent incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 90 PLANNING. 28)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38. Schools

Source: GIS database and communication with Meredith Killion, Facilities Accounting Specialist at the Temecula Valley Unified School District, Facilities Development Department.

Findings of Fact:

The project site is located within the Temecula Valley Unified School District. However, communication with staff at the school district stated that because the Project site is a school they will not be subjected to fees. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39. Libraries

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

This project must comply with County Ordinance No. 659 to prevent any potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant. (COA 90 PLANNING. 28)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. Health Services

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

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

41. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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

- a) The Project site is currently developed with an Elementary and Intermediate School. Existing recreational facilities exist on the project site for use by the students of the school. The proposed project includes the construction of a 5,000 square foot athletic building. No additional recreational facilities are proposed. No adverse physical effect on the environment will occur due to construction of this facility. No impact will occur.
- b) The proposed project is for the construction of a high school, amphitheater, athletic building, dance/music room, storage room and additional offices and restrooms. The proposed high school will allow for a capacity of 500 students. Perhaps the additional students will utilize neighborhood or regional parks; however their use will not result in a substantial acceleration in physical deterioration of these facilities. Therefore, less than significant impacts will occur.
- c) The Project site is not located within a County Service Area (CSA). No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated General Plan trails required to be provided as a part of the project development. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and St. Jeanne De Lestonnac Catholic School Traffic Impact Analysis, prepared by, Trames Solutions Inc., February 26, 2016

Findings of Fact:

a-b) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the Traffic Analysis prepared for the proposed project determined that operation of the proposed project will result in impacts to the level of service at various intersections studied in the analysis. It was also determined to be unlikely that project trips to the site would be reduced by non-motorized modes of travel due to the lack of convenient transit opportunities, bike lanes and pedestrian trails. Based on the 500 student private high school the proposed development is projected to generate a total of approximately 1,240 trip-ends per day with 405 vehicles per hour during the AM peak hour, 290 vehicles during the midday, and 85 vehicles per hour during the PM peak hour. The Traffic Analysis found that improvements are recommended as mitigation in that the level of service requirements of the County of Riverside exceeded the General Plan's Target LOS. Recommended improvements at the following intersections consists of:

- Butterfield Stage Road/ La Serena Way -
Installation of a traffic signal.
- Butterfield Stage Road/ Rancho California Road
Modify north/south traffic signal phasing from split phase to protected phase.
Provide a dedicated northbound left turn lane and two northbound through lanes.
Provide a dedicated southbound left turn lane and two southbound through lanes.
- Butterfield Stage Road / Avenida Lestonnac
Install a traffic signal.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following on-site improvements were also recommended as mitigation to ensure the safe circulation of traffic flow for parents and students:

- Provide a 300 foot eastbound left turn pocket at the westerly project driveway to accommodate the potential inbound queues during the peak hours.
- Provide appropriate signing and striping to prohibit on-street parking along Avenida Lestonnac during school hours adjacent to the school's frontage.
- Stagger the starting and dismissal times of the high school to be at least a half hour from those of the elementary and middle school.

The conditions of approval incorporated the mitigation measures identified in the traffic study, which are necessary to alieve or maintain the required Level of Service (LOS) "C". Conditions of Approval 10. TRANS 3 and 4, 60. TRANS 1, and 2, 80. TRANS 3 and 4, 90. TRANS 5 reflect these recommendations. Therefore, less than significant impacts will occur with mitigation incorporated in regards to these issue areas.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the required widths and allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will allow for the construction of a 500 student capacity High School, including an amphitheater, the addition of an athletic building, dance/music room, storage room and additional restrooms and office space. Short- term impacts will occur to the local roadway system during grading and construction. However, compliance with construction hours of operation and the staging of equipment and vehicles will ensure less than significant impacts will occur.

h) With the incorporation of conditions of approval in terms of length of driveway, turnaround, and gate width and opening, adequate emergency access onto and out of the Project site will be ensured. In addition with the incorporation of mitigation measures to include through lanes and turn lanes and signalization at the intersection of Butterfield Stage Road and Avenida Lestonnace emergency access will be greatly improved within the project's vicinity. Therefore, less than significant impacts will occur with incorporation of mitigation measures and standard conditions of approval.

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation:

- MMR #1 – Within six months of the approval of PUP786R1, the project proponent shall be responsible for the design of a traffic signal at the intersection of Butterfield Stage Road (NS) at Avenida Lestonnac (EW). Crosswalks and curb ramps shall be provided to facilitate pedestrian north-south and east-west movements. (COA 80 TRANS 3)
- MMR#2 – Within twelve months of the approval of PUP786R1, the intersection of Butterfield Stage Road (NS) at Avenida Lestonnac (EW) shall be signalized and improved to provide the following geometrics: Northbound: one through lane, one shared through/right-turn lane. Southbound: one left-turn lane, two through lanes. Eastbound: N/A. Westbound: one shared left-turn/right-turn lane, or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County’s Road Improvement Standard and Specifications must be provided. (COA 80. TRANS 4)
- MMR#3 – The traffic signal at Butterfield Stage Road (NS) at Avenida Lestonnac (EW) shall be ultimately interconnected with a future signal at Butterfield Stage Road (NS) at Rancho Vista Road (EW). The project proponent shall make all provisions necessary for the ultimate interconnect between the two signals as stated above or as approved by the Transportation Department. (COA 90. TRANS 4)

Monitoring: Riverside County Department of Transportation

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

A striped Class II bike trail is existing on Butterfield Stage Road. No additional bike trails are required. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on January 25, 2017. This included the Pechanga Band of Luiseno Indians, the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians, the Cahuilla Band of Indians, the Ramona Band of Indians and the Colorado River Indian Tribes. There were no requests to consult and no tribal cultural resources identified. As such, there will be no impacts to Tribal Cultural Resources because they are not present.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is to allow for the construction of a 500 student capacity high school, including an amphitheater, athletic building, dance/music room, storage room and additional restrooms and office space. The site is currently developed with an Elementary and Intermediate school. Potable water is presently available on the Project site. The applicant will be obtaining potable water service for the new construction from Rancho California Water District. The Department of Environmental Health has added condition of approval 10. E HEALTH which requires that the developer is responsible to ensure that all requirements to obtain potable water service are met with the appropriate purveyor as well as all other applicable agencies. In addition, condition of approval 80. E HEALTH. 1 requires that a 'will serve' letter be submitted to the Department of Environmental Health prior to the issuance of building permits. Therefore, less than significant impacts will occur in regards to these issue areas.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is to allow for the construction of a 500 student capacity high school, including an amphitheater, athletic building, dance/music room, storage room and additional restrooms and office space. The site is currently developed with an Elementary and Intermediate school and sanitary sewer service is presently available on the Project site. The applicant will be obtaining sanitary sewer service from Eastern Municipal Water District for the proposed new construction. The Department of Environmental Health has added condition of approval 10. E HEALTH which requires that the developer is responsible to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors as well as all other applicable agencies. Condition of approval 80. E HEALTH. 1 requires that a will serve letter be submitted to the Department of Environmental Health prior to the issuance of building permits. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b). The Project will be served by Riverside County Department of Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes as stated in condition of approvals 10. WASTE 2 and 3 as it pertains to commercial and organic waste recycling. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) and condition of approval 90. WASTE 2, requires that the construction of the recyclable collection and loading area be completed prior to final building inspection. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49. Utilities

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

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

Source: Project materials

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, Telepacific Service, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Project site is currently developed with an Elementary and Intermediate School. The proposed Project will occur within the already disturbed development footprint of the project site. No impacts will occur in this regard.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, project application

Findings of Fact: As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

PUP00786R1 is Revision No. 1 to Public Use Permit No. 786 to allow for the construction of a 2-story 53,400 square foot high school building with outdoor amphitheater, a 5,000 square foot athletics building, a 1,350 square foot dance/music room addition to the existing gym, 950 square foot storage room addition to the existing theater, and a 350 square foot restroom building and 750 square feet of office space resulting in 61,800 square feet of new construction. Presently, the existing building square footage on the 17.1 acre site is 73,816 square feet. Approximately 6,380 square feet will be removed. Total square footage on-site once the construction is completed will be 129,236 square feet. All construction will occur within existing development footprint. The proposed high school will have a capacity of 500 students. With the existing elementary and intermediate school, total capacity on the Project site will be 1,000 students.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

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

RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No.786 REVISION NO. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Public Use Permit No. 786 REVISION NO. 1, Exhibit A, dated June 22, 2017.

APPROVED EXHIBIT B and C= Elevations and Floor Plans, dated December 2016

APPROVED EXHIBIT G = Preliminary Grading Plan, dated May 2, 2017

APPROVED EXHIBIT L = Conceptual Landscape Plan, dated August 29, 2016

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG (cont.) RECOMMND
and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

ACCESSIBLE PATH OF TRAVEL:
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 all building(s).
- 2.Connect to all accessible parking loading/unloading

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.BS PLNCK. 1

B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

areas.

3.Connect to accessible sanitary facilities.

4.Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. 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.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.) (cont.) RECOMMND

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - PUP00786R1 NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental

Noise Study: "Noise Impact Analysis for Saint Jeanne de Lestonnac Catholic School Expansion Project, County of Riverside," 9/28/16

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PUP00786R1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated 01/25/2017 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

PUP00786R1 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

No further environmental assessment is required at this time as environmental assessment and due diligence is appropriate to conduct prior to grading and development. This project is proposed on property that has been previously developed.

If 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.

FIRE DEPARTMENT

10.FIRE. 2 USE-#005-CONSTRUCTION MATERIAL RECOMMND

All buildings shall be constructed per the California Building Code CHAP. 7A.

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CFC and CBC, and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.FIRE. 5 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE-#89-KNOX BOX RECOMMND

Rapid entry key box (KNOX) shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND
This condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE- COLORS & MATERIALS RECOMMND
Building colors and materials shall be compatible with the existing structures in terms of architectural style, color and materials.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND
Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Educational Facilities.
However, the applicant has requested a Special Review of Parking as provided for in Ordinance No. 348 Section 18.12(f). The applicant is requesting to provide 208 parking spaces permanently available and 183 temporary special event parking spaces provided on the playfield during the 3-4 annual special events when the theater will be operating at full capacity. In addition the applicant will be staggering school start times, ticketing special events, and allowing high schoolers parking privileges based on grade point average to ensure that the parking on site will be adequate and only during those special events will the temporary parking be needed. During the times the temporary parking will be utilized traffic control measures onto the sports field will be provided as well as marking the spaces and providing volunteers to direct the flow of traffic in an orderly manner.

10.PLANNING. 8 USE- LIMIT ON SIGNAGE RECOMMND
Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

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

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

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

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

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 34

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 36 USE - GEO02539 ACCEPTED RECOMMND

County Geologic Report GEO No. 2539, submitted for the project PUP00786R1, was prepared by LGC Geo-Environmental, Inc. The report is titled; "Preliminary Geotechnical Investigation for the Proposed Educational Development at Saint Jeanne De Lestonnac Catholic School, Located at 32650 Avenida Lestonnac, City of Temecula, Riverside County, California," dated December 18, 2015. In addition, LGC submitted the following document:

"Response to Riverside County Planning Department Review Comments, Regarding the Preliminary Geotechnical Investigation for the Proposed Educational Development at Saint Jeanne De Lestonnac Catholic School; Located at 32650 Avenida Lestonnac, in the County of Riverside, California", dated March 30, 2017.

"Response to Riverside County Planning Department Review: Second Comments Regarding the Preliminary Geotechnical Investigation for the Proposed Educational Development at Saint Jeanne De Lestonnac Catholic School; Located at 32650 Avenida Lestonnac, in the County of Riverside, California", dated June 5, 2017.

These documents are hereby incorporated as a part of GEO No. 2539.

GEO No. 2539 concluded:

1.The subject site is not located within a State of

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 36

USE - GEO02539 ACCEPTED (cont.)

RECOMMND

1. California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.

2. There are no known landslides on site.

3. Based on laboratory testing and field exploration, the bedrock underlying the site is not potentially liquefiable, due to the dense nature.

4. Groundwater is not considered a constraint for the proposed development.

5. We anticipate total static settlement to be on the order of 1/4-inch or less and a differential settlement of 1/4-inch over a horizontal span of 40 feet.

6. Based on the results of preliminary laboratory testing done, site soils have a "Low" expansion potential.

GEO No. 2539 recommended:

1. Weeds, grasses, and trees in areas to be graded should be stripped and hauled offsite.

2. Existing artificial fill and/or possible weathered bedrock is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent bedrock.

3. Where overexcavation and grading do not provide 4 feet or more below finished grade within areas of proposed structures or walls, the area should be overexcavated to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.

4. Cut/fill transition areas below proposed buildings should be entirely undercut 4 feet below finish pad grade, or a minimum 2 feet below planned footings, whichever is greater.

This update to GEO No. 2539 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2539 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - GEO02539 ACCEPTED (cont.) (cont.) RECOMMND

approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 37 USE- STAGGERED START TIMES RECOMMND

Hours of operation are as follows:

High School Hours
7:15am campus opens
7:30am classes begin
2:30pm dismissal
2:30pm - 7:00pm after school programs

Pre-school - Intermediate (8th grade)
7:30am campus opens
8:00am classes begin
3:00pm dismissal
3:00pm - 5:30pm after school programs

Staggered start times will be initiated once High School Students are enrolled.

TLMA DEPARTMENT

10.TLMA.999 BUILDING & SAFETY PLANCK DRAFT

PERMIT ISSUANCE:

Per section 105.1 within the 2016 California Building Code (CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.TLMA.999

BUILDING & SAFETY PLANCK (cont.)

DRAFT

department prior to any use or occupancy of the building, or structure.

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

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2016 California Building Codes will be in effect as of January 1st 2017, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2017 will be subject to the new updated California Building Code(s).

ACCESSIBLE PATH OF TRAVEL:

A site plan to indicate the required continuous accessible paved path of travel shall be required within the building plan submittal. 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 submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.TLMA.999 BUILDING & SAFETY PLANCK (cont.) (cont.) DRAFT

Additional accessible requirements within the structure shall be reviewed during the building plan review.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website:

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEBSITE (cont.) RECOMMND

<http://rcplma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Margarita Road (NS) at:
Rancho California Road (EW)

Meadows Parkway (NS) at:
Rancho California Road (EW)

Butterfield Stage Road (NS) at:
La Serena Way (EW)
Rancho California Road (EW)
Avenida Lestonnac (EW)
Rancho Vista Road (EW)
Pauba Road (EW)
De Portola Road (EW)
Temecula Parkway (EW)

Westerly Driveway (NS) at:
Avenida Lestonnac (EW)

Central Driveway (NS) at:
Avenida Lestonnac (EW)

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS (cont.)

RECOMMND

Easterly Driveway (NS) at:
Avenida Lestonnac (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

10.TRANS. 4 USE - TS/OPERATIONAL IMPROVEME

RECOMMND

The school shall work with the County of Riverside and
implement operational improvements such as additional time
restrictions, pavement markings, signage, modifications to
loading procedures, and education for parents and students
to improve traffic follow, if necessary.

10.TRANS. 5 USE LANDSCAPE RQMTS (LS)

RECOMMND

The developer/permit holder shall ensure that all common
area landscaping is healthy, free of weeds, disease and
pests and all plant materials are maintained in a viable
growth condition.

Prior to the installation or rehabilitation of 2,500 square
feet or more of landscaped area, the developer/ permit
holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County
Transportation Department, Landscape Section for review
and approval. Such plans shall be submitted with a
completed Agreement for Payment of Costs of Application
Processing form (IP application) with the applicable
current fee as determined by the County, comply with
Ordinance No. 859 and be prepared in accordance with the
County of Riverside Guide to California Friendly
Landscaping guidelines. Emphasis shall be placed on
using low water use plant species that are drought
tolerant;
- 2) Ensure all landscape and irrigation plans are in
conformance with the approved conceptual landscape
exhibit;

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.TRANS. 5 USE LANDSCAPE RQMTS (LS) (cont.) RECOMMND

3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 6 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on _____ since adequate right-of-way exists per MB 119/56-57.

WASTE DEPARTMENT

10.WASTE. 1 USE- HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 2 USE- AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.WASTE. 2 USE- AB 341 (cont.) RECOMMND

shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcwm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES (cont.) RECOMMND

landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

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

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils,

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger are required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 7 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. the amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 17.1 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE- SKR FEE CONDITION (cont.)

RECOMMND

revised development project acreage amount.

If the applicant provides proof of payment of these fees for the entire Project site at time of the original Public Use Permit approval, this condition shall not apply.

In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No.786 Revision No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE- REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.7, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - FINAL WQMP RECOMMND

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: www.rcflood.org/npdes. For any

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - FINAL WQMP (cont.) RECOMMND

For questions, please contact (951) 712-5494.

60.TRANS. 5 USE-WQMP ACCESS & MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities are provided. This requirement applies to both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT (cont.) RECOMMND
construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval.

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

80.FIRE. 2 USE*-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated December 2016.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated December 2016

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing or wall plan shall be provided for review by the Planning Department if any new walls or fencing is proposed as a part of this Public Use Permit. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law as determined to be applicable.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No.786 Revision No. 1, 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.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 PUBLIC USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the project is located within a special district such as VALLEYWIDE/CFD/CSA/LMD, the developer/permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TS/DESIGN

RECOMMND

Within six months of the approval of the revised permit (PUP786R1), the project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Butterfield Stage Road (NS) at Avenida Lestonnac (EW)

NOTE: Crosswalks and curb ramps shall be provided to facilitate pedestrian north-south and east-west movements. See 90.TRANS.5 TS/INTERCONNECT regarding signal interconnect requirements.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 4 USE - TS/GEOMETRICS

RECOMMND

Within twelve months of the approval of the revised permit (PUP786R1), the intersection of Butterfield Stage Road (NS) at Avenida Lestonnac (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one through lane, one shared through/right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - IMPLEMENT WQMP RECOMMND

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

80.TRANS. 6 USE-ESTABLISH WQMP MAIN ENTITY RECOMMND

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance plan. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

WASTE DEPARTMENT

80.WASTE. 1 USE- WASTE RECYCLE PLAN (WRP) RECOMMND

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

80.WASTE. 2 USE- RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE- RECYCLNG COLLECTION PLAN (cont.) RECOMMND

Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. 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, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT/REVIEW

RECOMMND

Contact a Hazardous Materials Management Branch (HMMB) to conduct an assessment of your site and operation. HMMB can be reached at (951) 358-5055 for any additional questions.

Once HMMB has finished their assessment, please have them contact the DEH Land Use program for clearance of any conditions at (951)955-8980.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install an approved NFPA 13 fire sprinkler system in all buildings 3600 sq. ft or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#35-VOICE FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 6 USE-#27-EXTINGUISHERS RECOMMND

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

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 208 permanent parking spaces shall be provided as shown on the APPROVED EXHIBIT A. An additional 183 temporary special event parking spaces shall be provided on the existing playfield. The permanent parking area shall be surfaced with asphaltic concrete (shall match existing parking lot materials) to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of eighteen (18) accessible parking spaces are provided for persons with disabilities and shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

Please provide the location of bicycle racks which shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

Please provide information regarding the location of trash enclosures. Trash enclosure(s) shall be a minimum of six (6) feet in height and shall be made with constructed of masonry block 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(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURES (cont.) RECOMMND

With the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 17.1 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

If the applicant provides proof of payment of these fees for the Project Site at time of the original Public Use Permit approval, this condition shall not apply.

In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

~~-----~~ Prior to the issuance of a certificate of occupancy, or 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 Public Use Permit No.786 Revision No. 1 is calculated to be 17.1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial 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 Public Use Permit No. 786 Revision No. 1 has been calculated to be 17.1 acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee

11/28/17
13:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

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

Ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - LNDSCP INSPECTION DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE - COMPLY WITH LNDSCP/IRRG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4

USE - TS/INSTALLATION

RECOMMND

Within twelve months of the approval of the revised permit (PUP786R1), the project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Butterfield Stage Road (NS) at Avenida Lestonnac (EW)

NOTE: Crosswalks and curb ramps shall be provided to facilitate pedestrian north-south and east-west movements.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 5

USE - TS/INTERCONNECT

RECOMMND

The traffic signal at Butterfield Stage Road (NS) at Avenida Lestonnac (EW) shall be ultimately interconnected with a future signal at Butterfield Stage Road (NS) at Rancho Vista Road (EW). The project proponent shall make

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - TS/INTERCONNECT (cont.) RECOMMND

~~all provisions necessary for the ultimate interconnect between the two signals stated above.~~

or as approved by the Transportation Department.

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 7 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Avenida Lestonnac shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' sidewalk or pathway shall be constructed between the existing curb ramp at the intersection of Butterfield Stage Road and Avenida Lestonnac to the the existing curb ramp at the westerly project driveway or other ADA compliant path within the project. The intent is to provide a pedestrian path from the public street to the school premises.

or as approved by the Director of Transportation.

90.TRANS. 8 USE - WQMP COMPLETION RECOMMND

Prior to final building inspection, the project proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an

PUBLIC USE PERMIT Case #: PUP00786R1

Parcel: 951-030-055

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - WQMP COMPLETION (cont.) RECOMMND

~~engineered WQMP certification, inspection of the BMP facilities, GPS location of BMP facilities, and register the BMP facilities with the Transportation Department's Stormwater Compliance Program, and ensure that the requirements for inspection and cleaning the BMP facilities are established.~~

90.TRANS. 9 USE - WQMP REGISTRATION RECOMMND

Prior to final building inspection, the project proponent is required to register the project's BMP facilities with the Transportation Department's Stormwater Compliance Program.

WASTE DEPARTMENT

90.WASTE. 1 USE- WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE- RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: January 18, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Chuck
Washington
Planning Commissioner: Ruthanne Taylor
Berger

Temecula City Sphere of Influence
Temecula Valley Unified School District
Rancho California Water District (RCWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

Public Use Permit NO. 00786R1 – EA 42961 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum) – Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and easterly of Avenida Bordeaux – **REQUEST:** PUP00786R1 proposes the addition of a High School and Amphitheater to an existing K-8 school. Total new building area is approximately 61,800 square feet. The proposed High School will have a capacity of 500 students– APN: 951-030-055 – Related Case: PUP00786 **BBID: 381-276-894 UPROJ: PUP00786R1**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on January 26, 2017. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-6646 or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 25, 2017

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 24, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

Public Use Permit NO. 00786R1 – EA 42961 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum) – Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and easterly of Avenida Bordeaux –

REQUEST: PUP00786R1 proposes the addition of a High School and Amphitheater to an existing K-8 school. Total new building area is approximately 61,800 square feet. The proposed High School will have a capacity of 500 students– APN: 951-030-055 – Related Case: PUP00786

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 25, 2017

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 24, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

Public Use Permit NO. 00786R1 – EA 42961 – Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC: EDR) (2 acres minimum)- Zoning: Residential Agricultural (R-A) (2 ½ acre lot minimum) – Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road and easterly of Avenida Bordeaux –

REQUEST: PUP00786R1 proposes the addition of a High School and Amphitheater to an existing K-8 school. Total new building area is approximately 61,800 square feet. The proposed High School will have a capacity of 500 students– APN: 951-030-055 – Related Case: PUP00786

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 25, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 24, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 25, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 24, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 25, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 25, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros
Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00786R1, EA42961)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 24, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

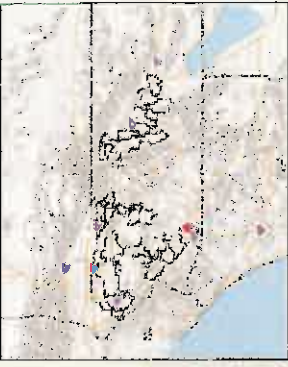
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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PUP00786r1



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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.

847

1,694 Feet

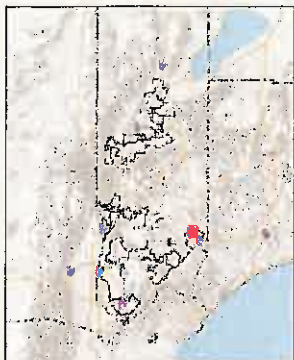
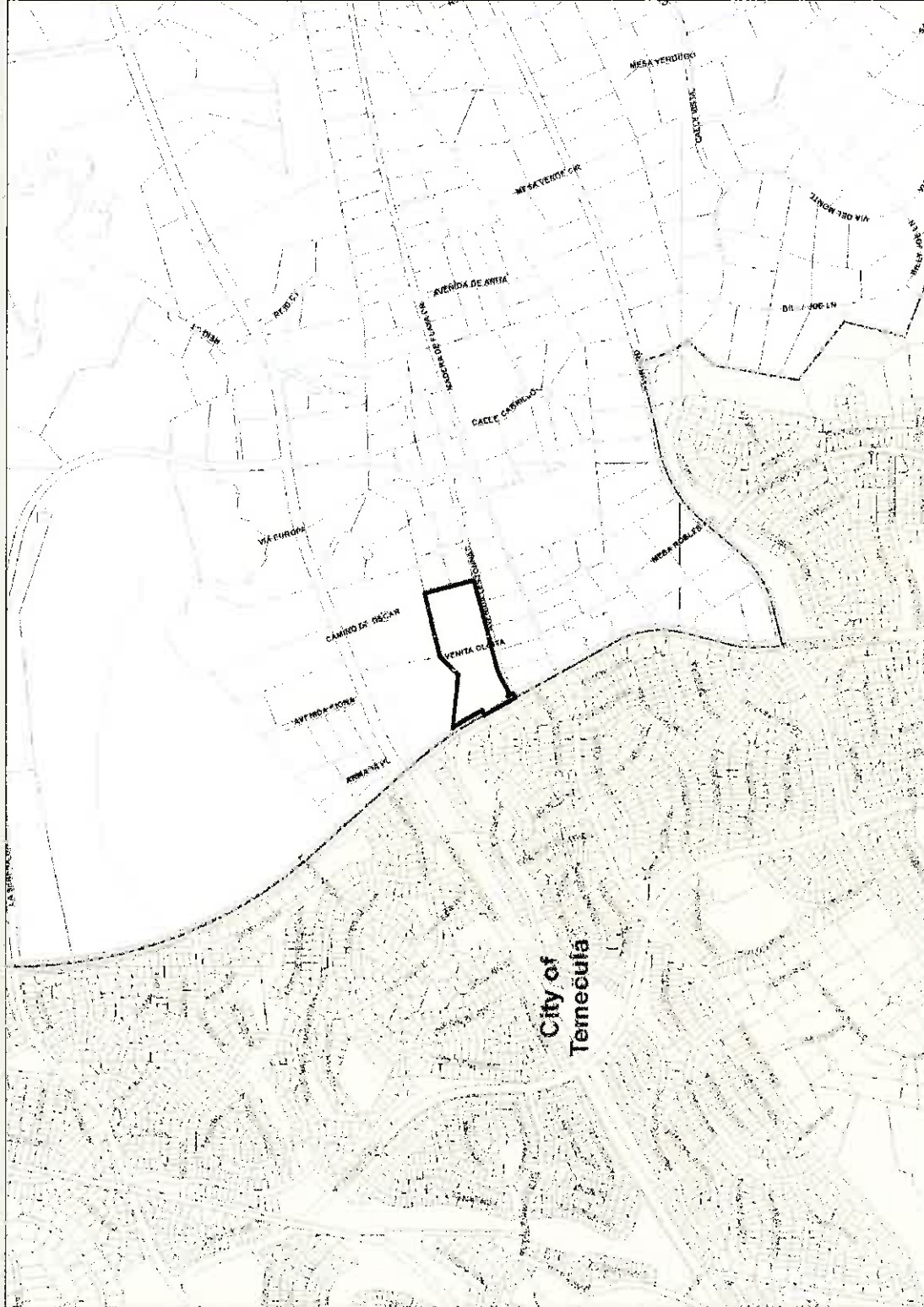


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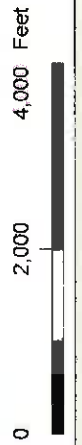
PUP00786r1



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July 5, 2017

Assistant TLMA Director- Charissa Leach,

**RE: St. Jeanne de Lestonnac Catholic High School, PUP00786R1
Special Review of Parking**

Planning Director,

As part of our Public Use Permit application we are asking for a reduction in the permanent parking requirement for the Project while meeting on-site parking requirements through a combination of permanent parking and temporary special event parking on the existing sports field.

Per the County of Riverside's Development Code, 381 parking spaces are required for the proposed high school and existing pre-school through intermediate school as shown on the attached Parking Analysis Table. That requirement is made up of 15 parking spaces for the pre-school, 250 spaces for the elementary and intermediate school (due to 750 Seat Theater) and 116 spaces for the proposed high school.

Presently, 208 permanent parking spaces are provided on-site. Because we have a 750 seat theater we would typically be required to provide 250 parking spaces for the intermediate/middle school. During school hours the theater is typically being used for educational purposes and does not result in the need for additional parking spaces. We have found our existing 208 parking spaces to be adequate, even during special events.

Given our proposal to add the high school, which will ultimately accommodate 500 students, we would typically need a total of 381 parking spaces to be provided. Due to the existing structures on-site and the location of the proposed high school we would not be able to permanently provide the typically required parking spaces. Therefore, we are requesting a reduction in parking requirement to allow for 208 permanent parking spaces and 183 temporary parking on the sports field during the 3-4 annual special events when the theater may be operating at full capacity. As noted in the parking analysis table, the 208 parking spaces would be adequate to serve the typical daily use for the pre-school, elementary and intermediate, and high school use which requires 151 parking spaces with the auditorium parking requirement excluded. When special events are held that utilize the auditorium, depending on the projected attendance at the event, an additional 183 parking spaces could be accommodated temporarily on the sports field. Projected attendance is anticipated to be monitored through tickets for the events or other measures depending on the type of event.

We believe that by staggering school start times, ticketing special events, and allowing high schoolers parking privileges based on grade point average will ensure that the parking on site will be adequate and only during those special events will the temporary parking be needed.

To continue our good rapport with the neighborhood we will educate our parents that this parking will be provided and to not park on the street during these times. We have several ADA accessible parking spaces available on-site and we will provide traffic control measures onto the sports field, by marking the spaces and providing volunteers to direct the flow of traffic in an orderly manner.

Please consider this Special Review of parking as part of Public Use Permit No. 00786 Revision 1.

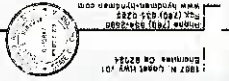
Sincerely,



Dennis E. Hyndman

PARKING ANALYSIS

PARKING REQUIRED PER COUNTY OF RIVERSIDE ZONING ORDINANCE			
Use	Criteria	Unit on Site	Parking Required
Pre-school	1 space/500 sf	7,547 Total SF Building E = 2,880sf (K-PS) Building F = 4,667sf (K-PS)	15
Elementary and Intermediate	1 space per Classroom OR 1 space per 3 seats in auditorium (Whichever is Greater)	20 Classrooms 750 seats in Theater	250
TOTAL REQUIRED FOR EXISTING			265
Using Theater (Special Events)			
High School	1 sp/Employee plus 1 sp/faculty plus 1 sp/8 students	13 Employees 40 Teachers 500 Students	13 Employees 40 Faculty 63 Students
TOTAL REQUIRED FOR PROPOSED HIGH SCHOOL			116
TOTAL REQUIRED FOR PROJECT			
For Existing and Proposed per Above			381
TOTAL PROVIDED IN CURRENT PLAN			
Revised Parking on Site (Includes 18 Handicap Spaces)			208
Special Event Parking on Playfields			183
Total Provided On-Site			391
Permanently available			208
May vary depending on Need			183
School and Theater at full use.			391



HYNDMAN & HYNDMAN, INC.
 1887 N. COLBERT WAY, SUITE 200
 SAN ANTONIO, TEXAS 78208
 TEL: (214) 455-0282
 www.hyndman-hyndman.com

2265 AVENIDA LESTONNAC
 TEMECULA, CA 92592

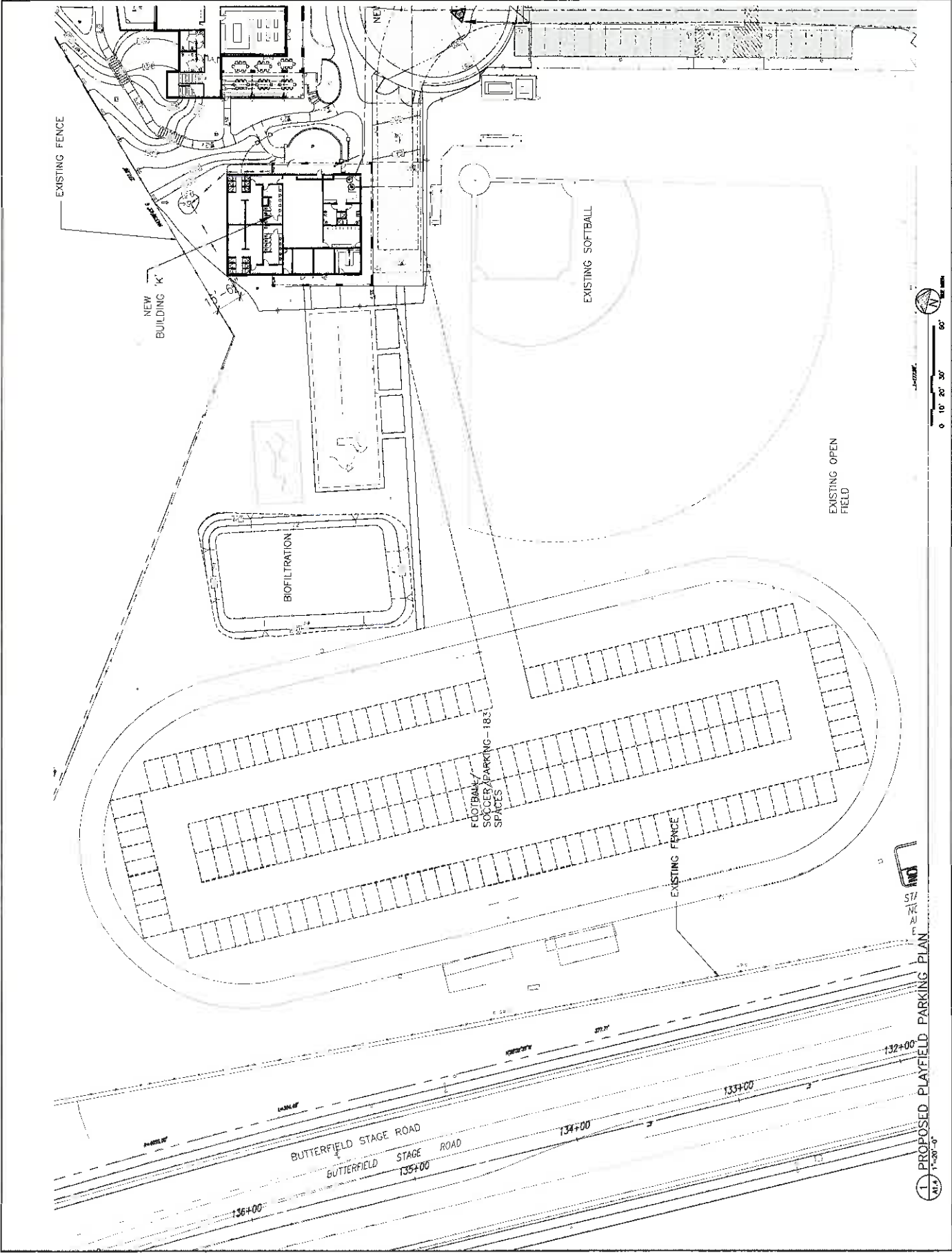
ST JEANNE DE LESTONNAC

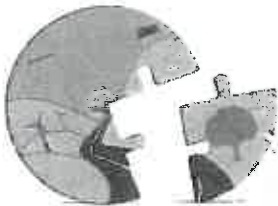
PLAY FIELD PARKING PLAN

PROPOSED

A14

DATE: 08/22/23





RIVERSIDE COUNTY ^{New EA}
^{New CPG}
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: High School Addition

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Zoning R-A-2 1/2

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Saint Jeanne de Lestonnac School
C/O Sister Ernestine Velarde E-Mail: ernestineodk@gmail.com

Mailing Address: 32650 Avenida Lestonnac
Temecula CA 92592
City State ZIP

Daytime Phone No: (714) 235-4519 Fax No: () _____

Engineer/Representative's Name: Brent C Moore E-Mail: brent-alidade@att.net

Mailing Address: 28941 Rancho California rd. Suite 100
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 584-2020 Fax No: () _____

Property Owner's Name: Sons of the Company E-Mail: leticiasalazar@mac.com
of Mary Our Lady

Mailing Address: 16791 E. Main Street
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 541-3125 Fax No: () _____

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

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

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Sister Ernestine Velarde Sister Ernestine Velarde
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Sister Leticia Salazar, o.d.n L. Leticia Salazar, o.d.n
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Sister Sylvia Vasquez o.d.n Sylvia Vasquez o.d.n
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951-030-055
Section: 33 Township: 75 Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 19.1 acres

General location (nearby or cross streets): North of _____, South of Rancho California rd. East of Butterfield Stage West of _____

Thomas Brothers map, edition year, page number, and coordinates: p. 959 grid F-4

Project Description: (describe the proposed project in detail)

An existing elementary school will add a high school building of approximately 500, increasing one grade at a time.

Related cases filed in conjunction with this application:

None

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

If yes, provide Case No(s). PUP 00786 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) none E.I.R. No. (if applicable): none

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

If yes, indicate the type of report(s) and provide a copy: traffic, geo-technical, noise

Is water service available at the project site: Yes No air pollution, climate change

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 79,00 cy

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 4100 cy

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

Import _____ Export 3800 cy Neither _____

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

What is the anticipated route of travel for transport of the soil material?
unknown at this time

How many anticipated truckloads? 380 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 109,800 sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant: *Sisters of the Company of Mary, Sister Ernestine Velarde, odu*

Address: *32650 Avenida Lestoroad, Temecula, CA. 92592*

Phone number: *(951) 587-2505*

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

Local Agency: *County of Riverside*

Assessor's Book Page, and Parcel Number: *951 030 055*

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

Regulatory Identification number: *RUP 00786*

Date of list:

Applicant (1) *Sister Ernestine Velarde, odu* Date *April 15, 2016*

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

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

Owner/Authorized Agent (1) *S. Zitter* Date *April 15, 2016*
Owner/Authorized Agent (2) *Julia Valdez* Date *April 15, 2016*

1/1/17

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Applicant Contact Information:		
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	St. Jeanne High School Addition
Project Location:	32650 Avenida LeSandro, Temecula, CA 92592
Project Description:	High School Addition to ex. K-8 school site
Applicant Contact Information:	S. Ernestine Valade, 714 235-4519

Proposed Project Consists of, or includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update062812/Chpt_2_2012.pdf The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</p>		
<p>DETERMINATION: Circle appropriate determination.</p>		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

N/A

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

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

Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

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

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



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

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

and Sister Ernestine Velande hereafter "Applicant" and Sisters of the Company Property Owner.
of Mary Our Lady

Description of application/permit use:

Addition of 49500 sq. ft. high school building to an
existing elementary school

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 951-030-055

Property Location or Address:

32650 Avenida Lestonnac, Temecula, CA. 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Sisters of the Company Phone No: (714) 721-8849
 Firm Name: President of the of Mary Email: leticiasalazar@mac.com
~~Cooperation:~~ Sister Leticia Salazar
 Address: 16791 E. Main St.
Tustin, CA.

3. APPLICANT INFORMATION:

Applicant Name: Sister Ernestine Velarde Phone No: (714) 235-4519
 Firm Name: St. Jeanne de Lestonnac School Email: ernestineedu@gmail.com
 Address (if different from property owner)
32650 Avenida Lestonnac
Temecula, CA. 92592

4. SIGNATURES:

Signature of Applicant: Sister Ernestine Velarde, odu Date: Oct. 20, 2016
 Print Name and Title: Sister Ernestine Velarde, President of the School

Signature of Property Owner: Leticia Salazar, odu Date: Oct 20, 2016
 Print Name and Title: Sister Leticia Salazar, President of Corporation

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Order of the Company of Mary Our Lady, a California corporation, doing business as Sisters of the Company of Mary ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 951-030-055 ("PROPERTY"); and,

WHEREAS, on May 1, 2016 and October 20, 2016, PROPERTY OWNER filed applications for General Plan Amendment No. 1176 and Revision No. 1 and Substantial Conformance No. 3 to Public Use Permit No. 786 ("PROJECTS"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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

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

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

PROPERTY OWNER:
Sisters of Company of Mary Our Lady
Attn: Sister Leticia Salazar
32650 Avenida Lestonnac
Temecula, CA 92592

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

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

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

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

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

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

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

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

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

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

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

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

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

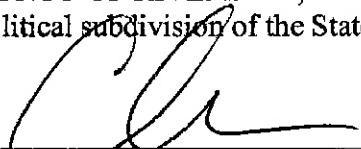
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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


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

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

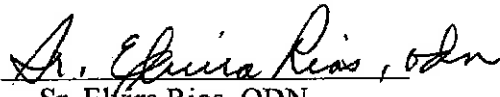
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 6/19/17

PROPERTY OWNER:
Order of the Company of Mary Our Lady, a California corporation
dba Sisters of the Company of Mary

By: 
Sr. Leticia Salazar, ODN
President

Dated: June 9, 2017

By: 
Sr. Elvira Rios, ODN
Secretary

Dated: June 9, 2017

FORM APPROVED COUNTY COUNSEL
By: 
MICHELLE CLACK
DATE 6/15/17

ACKNOWLEDGMENT

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

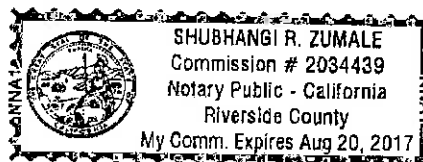
State of California
County of Riverside

On June 9, 2017 before me, Shubhangi R. Zumale Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature Shubhangi R. Zumale (Seal)

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

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

PUBLIC USE PERMIT NO. 786 REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42961
– Applicant: Saint Jeanne de Lestonnac School c/o Sister Ernestine Velarde – Engineer/Representative: Brent C. Moore and Larry Dutton, Alidade Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acres minimum) – Zoning: Residential Agricultural – (2 ½ acre lot minimum) (R-A-2 ½) – Location: Northerly of Avenida Lestonnac, easterly of Butterfield Stage Road, southerly of Rancho California Road, and westerly of Avenida Bordeaux – **REQUEST:** the **Revised Public Use Permit** proposes to allow for the construction of a 2-story 53,400 sq. ft. high school building with an outdoor amphitheater. Height of the high school is 43'3" typical, with a 55'6" high non-habitable clock tower. In addition to the high school, a 5,000 sq. ft. athletics building, a 1,350 sq. ft. dance/music room addition to the existing gym, 950 sq. ft. storage room addition to the existing theater, a 350 sq. ft. restroom building, and 750 sq. ft. of office space resulting in 61,800 sq. ft. of new construction are proposed. Presently, the existing building sq. ft. for the 17.1 acre site is 73,816 sq. ft. Approximately 6,380 sq. ft. will be removed. Total square footage on-site once the construction is completed will be 129,236 sq. ft. All construction will occur within the existing development footprint. The proposed High School will have a capacity of 500 students. With the existing elementary and intermediate school, total capacity of the school will be approximately 1,000 students.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 3, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 08, 2017,

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

APN (s) or case numbers PUP00786R1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PUP00786R1 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 11/8/2017 12:46:51 PM

© Riverside County RCIT

954182018
JAMES J RICHARDSON
JANICE L RICHARDSON
32388 CORTE CORONADO
TEMECULA CA. 92592

954182019
THOMAS CLYDE HALL
MELISSA MEETZE HALL
32400 CORTE CORONADO
TEMECULA CA. 92592

954182025
BRIAN D JOHNSON
IRMA M JOHNSON
32338 CORTE SAN VICENTE
TEMECULA CA. 92592

954182027
KEITH B ORLEBECK
FLORA P ORLEBECK
32362 CORTE SAN VICENTE
TEMECULA CA. 92592

954182026
JAMES R JOHNSON
JENNIFER L CHARLTON
2520 GATES AVE
REDONDO BEACH CA 90278

954182032
DAVID M KNIGHT
MARY V KNIGHT
32383 CORTE SAN VICENTE
TEMECULA CA. 92592

954192037
FREDERIK N LATUPERISSA
EILEEN M LATUPERISSA
32384 CTE SANTA CATALINA
TEMECULA CA. 92592

954192038
DAVE ANDREWS
COLLEEN M ANDREWS
32370 CTE SANTA CATALINA
TEMECULA CA. 92592

954182028
WILLIAM BAKER
DONNA BAKER
32374 CORTE SAN VICENTE
TEMECULA CA. 92592

954192036
SU HUA HSU
LIN PIN HSU
32400 CTE SANTA CATALINA
TEMECULA CA. 92592

954182016
DAVID BIENVENUE
32364 CORTE CORONADO
TEMECULA CA. 92592

954182020
ROBERT EARLE MARTIN
32389 CORTE CORONADO
TEMECULA CA. 92592

954182031
KATHLEEN A BERGLUND
DAVID M BERGLUND
32395 CORTE SAN VICENTE
TEMECULA CA. 92592

954182030
DONALD E PAVLINCH
PHYLLIS L PAVLINCH
32398 CORTE SAN VICENTE
TEMECULA CA. 92592

954182034
DEREK TRIMBLE
DIANE TRIMBLE
32359 CORTE SAN VINCENTE
TEMECULA CA. 92592

954192029
DANIEL D DURON
32329 CORTE STA CATALINA
TEMECULA CA. 92592

954192017
GAMAL AWAD
32354 CORTE LAS CRUCES
TEMECULA CA. 92592

954192018
LUANNE M MITCHELL
32342 CORTE LAS CRUCES
TEMECULA CA. 92592

954192009
JEFFREY K CAMPBELL
JOY E CAMPBELL
32359 CORTE LAS CRUCES
TEMECULA CA. 92592

954192008
CRAIG L JORDAN
VICTORIA R JORDAN
32353 CORTE LAS CRUCES
TEMECULA CA. 92592

954192015
THOMAS A HILLENBURG
LAURA M HILLENBURG
32378 CORTE LAS CRUCES
TEMECULA CA. 92592

954192012
MARK K SORENSEN
DARCY B SORENSEN
32399 CORTE LAS CRUCES
TEMECULA CA. 92592

954192014
JAMES M PROVENZANO
32390 CORTE LAS CRUCES
TEMECULA CA. 92592

954192019
RICHARD W HARRIS
PEGGIE HARRIS
32330 CORTE LAS CRUCES
TEMECULA CA. 92592

954192020
JAMES F HAWKINS
32318 CORTE LAS CRUCES
TEMECULA CA. 92592

954192010
EDWARD M ACKERMAN
RONNA S ACKERMAN
32365 CORTE LAS CRUCES
TEMECULA CA. 92592

954182017
RICK BELIN
JACKIE BELIN
32376 CORTE CORONADO
TEMECULA CA. 92592

954182029
MATTEO PALADINO
RITA PALADINO
32386 CORTE SAN VINCENTE
TEMECULA CA. 92592

954182033
HITZEMAN DONALD W & MARY P FAMILY TRUST
DONALD W HITZEMAN
MARY P HITZEMAN
C/O DONALD W HITZEMAN
32371 CORTE SAN VINCENTE
TEMECULA CA. 92592

954192042
TESSIE T SCHLALINE
T C T SCHLALINE
32300 CTE SANTA CATALINA
TEMECULA CA. 92592

954192035
ROBERT F MORSE
TRACY A MORSE
32401 CTE SANTA CATALINA
TEMECULA CA. 92592

954192013
JERMAINE M CADOGAN
ANDREKKA J LANIER
32402 CORTE LAS CRUCES
TEMECULA CA. 92592

954192041
BUDDY E OGLETREE
BETTY J OGLETREE
32318 CTE SANTA CATALINA
TEMECULA CA. 92592

954192033
WILLIAM H MOYER
32377 CTE SANTA CATALINA
TEMECULA CA. 92592

954192030
ROGER L PAIGE
KATHLEEN M PAIGE
32341 CTE SANTA CATALINA
TEMECULA CA. 92592

954192011
KURT A JOHNSON
DEBRA L JOHNSON
32381 CORTE LAS CRUCES
TEMECULA CA. 92592

954192032
TRACI A BENJAMIN
34059 GALLERON ST
TEMECULA CA. 92592

954192018
STEVEN DON ELLIOTT
GAIL S ELLIOTT
32366 CORTE LAS CRUCES
TEMECULA CA. 92592

954192039
JOSE ALEJANDRO BRAICOVICH
CARYANN BRAICOVICH
40989 JULO WAY
TEMECULA CA 92591

954192040
J PATRICK MEADOWS
MELONY MEADOWS
32330 CTE SANTA CATALINA
TEMECULA CA. 92592

954192034
GEORGE ZAYATS
32389 CTE SANTA CATALINA
TEMECULA CA. 92592

954192031
KENNETH W PERCY
SHANDRA C PERCY
32353 CTE SANTA CATALINA
TEMECULA CA. 92592

951030055
SISTERS OF CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92780

951070010
SCOTT B BAKER
TONYA D BAKER
P O BOX 892885
TEMECULA CA 92589

951030009
STEPHEN J MANFREDI
JENNIFER S MANFREDI
P O BOX 890880
TEMECULA CA 92589

951030012
GABRIEL P QUINTANILLA
KRISTIN QUINTANILLA
41575 AVENIDA BORDEAUX
TEMECULA CA. 92592

951070001
MICHAEL W DUGAN
RENATE DUGAN
32905 AVENIDA LESTONNAC
TEMECULA CA. 92592

951030010
JAMES B OESTERLING
SUZANNE OESTERLING
32789 AVENIDA LESTONNAC
TEMECULA CA. 92592

951030053
GRETCHEN SCHORR
32621 AVENIDA LESTONNAC
TEMECULA CA 92590

951030054
SISTERS OF THE CO OF MARY OUR LADY
16791 E MAIN ST
TUSTIN CA 92780

951030011
ARUL DORAISWAMY
ACHALA DORAISWAMY
32831 AVENIDA LESTONNAC
TEMECULA CA. 92592

951040008
KEITH JONES
PATRICIA JONES
130 ACACIA WAY
CORONADO CA 92118

951030003
ERIC D JACOBSON
41519 AVENIDA BORDEAUX
TEMECULA CA. 92592

951030052
DARRELL LYLE BOBCZYNSKI
JASMINE MARIE BOBCZYNSKI
32575 AVENIDA LESTONNAC
TEMECULA CA. 92592

951020007
THORNTON WINERY
P O BOX 9008
TEMECULA CA 92589

951070011
MICHAEL V CACHAT
MARY K CACHAT
41504 AVENIDA BORDEAUX
TEMECULA CA. 92592

Saint Jeanne de Lestonnac School
c/o Sister Ernestine Velarde
32650 Avenida Lestonnac
Temecula, CA 92592

Saint Jeanne de Lestonnac School
c/o Sister Ernestine Velarde
32650 Avenida Lestonnac
Temecula, CA 92592

Sisters of the Company of Mary
c/o Sister Leticia Salazar
16791 E. Main St.
Tustin, CA 92780

Sisters of the Company of Mary
c/o Sister Leticia Salazar
16791 E. Main St.
Tustin, CA 92780

Alidade Engineering
c/o Brent C. Moore
41743 Enterprise Circle N., Suite 209
Temecula, CA 92590

Alidade Engineering
c/o Brent C. Moore
41743 Enterprise Circle N., Suite 209
Temecula, CA 92590

Alidade Engineering
c/o Larry C. Dutton
41743 Enterprise Circle N., Suite 209
Temecula, CA 92590

Alidade Engineering
c/o Larry C. Dutton
41743 Enterprise Circle N., Suite 209
Temecula, CA 92590

Dennis E. Hyndman
1967 North Coast Highway 101
Encinitas, CA 92024

Dennis E. Hyndman
1967 North Coast Highway 101
Encinitas, CA 92024

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

MDMG Inc.
c/o Larry Markham
41635 Enterprise Circle N., Suite B
Temecula, CA 92590

MDMG Inc.
c/o Larry Markham
41635 Enterprise Circle N., Suite B
Temecula, CA 92590

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Rancho California Water Dist.
42135 Winchester Road
Temecula, CA 92590

Rancho California Water Dist.
42135 Winchester Road
Temecula, CA 92590

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Co.
P.O. Box 800
Rosemead, CA 91770

Southern Calif Gas Co.
25630 Jefferson Ave.
Murrieta, CA 92562

Southern Calif Gas Co.
25630 Jefferson Ave.
Murrieta, CA 92562

Telepacific Service
515 S. Flowers St. 47th Floor
Los Angeles, CA 90071

Telepacific Service
515 S. Flowers St. 47th Floor
Los Angeles, CA 90071



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PUP00786R1
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sister Ernestine Velarde c/o St Jeanne de Lestonnac School 32650 Avenida Lestonnac
Project Applicant *Address*

North of Avenida Lestonnac, east of Butterfield Stage Road, south of Rancho California Road and west of Avenida Bordeaux.
Project Location

PUP786R1 is to allow for the construction of a 2-story high school building with outdoor amphitheater, an athletics building, a dance/music room, a storage room, a restroom building and additional office space on a 17.1 acre site currently developed with an Elementary and Intermediate School. The Elementary and Intermediate school will remain. New construction will be comprised of approximately 61,800 square feet. Total square footage on-site once construction is complete will be 129,236 square feet.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42961 ZFG06332

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1612786

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

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

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

Received from: SAINT JEANNE DE LESTONNAC SCHOOL \$50.00
paid by: CK 4171
paid towards: CFG06332 CALIF FISH & GAME: DOC FEE
CFG FOR PUP00786R1
at parcel #: 32650 AVENIDA LESTONNAC TEM
appl type: CFG3

By _____ Oct 20, 2016 11:16
MGARDNER posting date Oct 20, 2016

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

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

Additional info at www.rctlma.org