



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 5, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

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

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. Teleconference participation by the Planning Director's designee and County staff. PLEASE NOTE THAT PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – Applicant: Scott Richards/Mountain West Builders – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule “E” Subdivision into four (4) parcels which include one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **Request:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

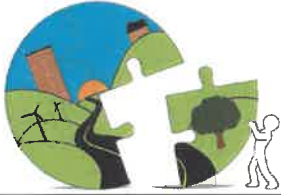
3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023)** – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. Continued from September 28, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: October 5, 2020

PROPOSED PROJECT

Case Number(s): PM33750E01

Applicant(s): Scott Richards

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Rob Gonzalez

APN: 480-170-014

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 a Schedule "E" map that proposes to subdivide the 11.96 acre property into 4 parcels, one parcel for the mini-warehouse facility and RV parking, one parcel for the carwash and two lots for open space.

The project site is located northerly of Winchester Road, southerly of Jean Nicholas Road, And easterly of Leon Road

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33750**, extending the expiration date to April 11, 2023, 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 Parcel Map No. 33750 was originally approved at Planning Commission on March 15, 2017. It proceeded to the Board of Supervisors along with Plot Plan No. 20682 and Plot Plan No. 26212, where the applications were adopted on April 11, 2017.

The First Extension of Time (EOT) was received on March 4, 2020, ahead of the expiration date of April 11, 2020. The applicant and the County discussed conditions of approval and reached consensus on August 13, 2020.

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, 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 Director for approval.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2nd EOT is submitted, the map could be extended to April 11, 2026.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become April 11, 2023. If a Final Map has not been recorded prior to 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 Parcel 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 Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) 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 Tentative Parcel 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.

Extension of Time Environmental Determination

Project Case Number: TPM33750E01
 Original E.A. Number: 40245
 Extension of Time No.: First
 Original Approval Date: April 11, 2017
 Project Location: Northerly of Winchester, Southerly of Nicholas Road, And Easterly of Leon Road

Project Description: A Schedule "E" Subdivision into four (4) parcels which include; one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space.

On September 3, 2020, this Tentative Parcel 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: _____
 Rob Gonzalez, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Gonzalez, Roberto

From: J. Scott Richards <scott@mtnwestbuilders.com>
Sent: Thursday, August 13, 2020 1:04 PM
To: Gonzalez, Roberto
Cc: dino@dsbeng.com; Jay Stables; Jamie Richards
Subject: Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP 33750

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rob,

I apologize for the delay but the addition of the conditions listed below is acceptable. Feel free to call me with questions.

Thank you

Scott Richards
435-640-4102

Mountain West Builders
7037 N Promontory Ranch Road
Park City, Utah 84098
scott@mtnwestbuilders.com
www.mtnwestbuilders.com

On Jul 14, 2020, at 3:48 PM, Gonzalez, Roberto <RGonzalez@Rivco.org> wrote:

Hello Scott Richards,

The County Planning Department has determined it necessary to recommend 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time

Applicant accepts these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

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

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

1. Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
2. Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Sincerely,

Rob Gonzalez, MURP
Urban Regional Planner II
TLMA's Planning Department
County of Riverside
4080 Lemon Street – 12th Floor
Riverside, CA 92501

Email Address: rgonzalez@rivco.org
Desk#: (951) 955-9549 | MS#59549

If you are contacting me in regard to a case, please include the entitlement or permit number in the subjectline or anywhere within the message body.

I currently work a 9/80 work schedule, off every other Friday.

Confidentiality Disclaimer: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please delete all copies, both electronic and printed, and contact the author immediately.

<PL_Conditions_Of_Approval-7-14-2020 1.28.38 PM.PDF>

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)**

Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 7 **0010-Flood-MAP WATERS OF THE US (NO FEMA)**

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-MAP - GEO02489 APPROVED (cont.)

French Valley Area, Riverside County, California, J.N.
348-05", dated July 7, 2005.

These documents are herein incorporated in GEO02489.
GEO02489 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.
2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.
3. It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site.
4. The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils.

GEO02489 recommended:

1. Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old alluvium or bedrock.
2. Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.
3. Necessary removal and/or overexcavation depth bottoms criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist.
4. Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CÉQA purposes. GEO No. 2489 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 approval for grading permit. Engineering and other building code parameters should be reviewed and additional

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0010-Planning-MAP - MWD Conditions (cont.)

as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.

3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

In the event that the required protective slab for our San Diego Pipeline No. 1 were not installed as part of what is now the widened Winchester Road, then we will require the protective slab to be extended from the edge of our existing encasement to the extent of the proposed RV parking area.

4. We note that the proposed 10-feet by 20-feet POD storage containers are removed from the limits of our right of way, which is acceptable to metropolitan.

5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However, we require that a 20-foot clear zone be maintained around our manhole structures at all times.

No vibratory compaction equipment in vibratory mode must be used within 25 feet of the centerline of the pipeline.

7. The actual cover over the pipelines must be determined by potholing of other means acceptable to Metropolitan and must be under Metropolitan's supervision. When the cover over our pipelines are between 2.5 and 4 feet, equipment

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION (cont.)

abandoning a right of way and dedicating easements for development.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design. *Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - UWIG COMPLIANCE (cont.)

on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

***Invasives** When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers** Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development** Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP- TUMF CREDIT AGREEMENT (cont.)

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

Transportation. 7 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Plan: PM33750E01

Parcel: 480170014

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

Current will-serve letters for both water and sewer shall be provided prior to map recordation from the appropriate purveyor.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the

Plan: PM33750E01

Parcel: 480170014

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 4 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

Plan: PM33750E01

Parcel: 480170014

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. Not Satisfied

050 - Planning. 3 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP - SURVEYOR CHECK Not Satisfied
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:
A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.
E. The total number of commercial lots on the final map shall be 4, with 1 open space, recreation/utility lots.

050 - Planning. 8 0050-Planning-MAP- CONTACT VALLEY WIDE Not Satisfied
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.

050 - Planning. 9 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied
An offer of dedication to a responsible agency acceptable to the Riverside County Planning Department for a ten foot (10') wide community wide regional trail along the Former

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Planning

050 - Planning. 9 0050-Planning-MAP- OFFER OF TRAILS (cont.) Not Satisfied
Leon Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 10 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 7180 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - MSHCP DRAINAGE Not Satisfied
Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP- FUEL MOD CLEARANCE Not Satisfied
No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

050 - Planning-EPD. 3 0050-Planning-EPD-MAP- MSHCP BARRIERS Not Satisfied
The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval.

050 - Planning-EPD. 4 0050-Planning-EPD-NO GRADING WITHIN MSHCP AREA Not Satisfied
No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Winchester Road (SR-79)

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Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION (cont.) Not Satisfied
and so noted on the final map, with the exception of one
40' access for proposed project and one 20' access for
RCFC&WCD.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied
Any easement not owned by a public utility, public entity
or subsidiary, not relocated or eliminated prior to final
map approval, shall be delineated on the final map in
addition to having the name of the easement holder, and the
nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to map recordation, the project proponent shall
comply with County requirements within public road
rights-of-way, in accordance with Ordinance 461. Assurance
of maintenance is required by filing an applicaton for
annexation to Landscaping and Lighting Maintenance District
No. 89-1-Consolidated and/or any other maintenance district
approved by the Transportation Department. Said annexation
should include the following:

- (1) Streetlights.
- (2) Street sweeping.

For street lighting, the project proponent shall contact
the County Service Area (CSA) Project Manager who
determines whether the development is within an existing
CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project
proponent shall contact the Transportation Department L&LMD
89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by
Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or
other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 1 Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 1 (cont.) Not Satisfied

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated August 9, 2016.

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 0050-Transportation-MAP - IMPROVEMENT Not Satisfied

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' to 68' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55' to 68'/92') Modified for increased AC improvements from 55' to 68'.)

NOTE: 1. 8' meandering concrete sidewalk shall be constructed within the 24' to 37' parkway per Standard No. 404, Ordinance 461.

2. A 40'wide driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

3. A concrete pork chop shall be constructed at the center to restrict left-out movements as approved by CALTRANS.

4. Acceleration and deceleration AC pavement lane shall be constructed to the north project boundary per 60 mph speed limit.

5. A 400' long curbed land scape median shall be

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Transportation

050 - Transportation. 4 0050-Transportation-MAP - IMPROVEMENT (cont.) Not Satisfied
constructed at the centerline to restrict
left-turn movement per Standard No. 83, Ordinance
461 as follow:

- a. 275' south of the centerline of proposed
driveway and 125' north of the centerline of
proposed driveway and as approved by CALTRANS.

6. Street improvement plans shall be submitted to
CALTRANS for review and approval.

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus
or minus 5 degrees, with a minimum 50' tangent, measured
from flowline/curbface or as approved by the Transportation
Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project.
The applicant shall be responsible for any additional
paving and/or striping removal caused by the striping plan
or as approved by the Director of Transportation.

050 - Transportation. 7 0050-Transportation-MAP - SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and
pavement investigation report addressing the construction
requirements within the road right-of-way.

050 - Transportation. 8 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied
The street design and improvement concept of this project
shall be coordinated with PP20682.

050 - Transportation. 9 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in
accordance with County Standard No. 816 as directed by the
Transportation Department.

050 - Transportation. 10 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied
A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County
Specification Section 22 of Ordinance 461. For projects
within SCE boundaries use County of Riverside Ordinance
461, Standard No's 1000 or 1001.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - STREETLIGHT PLAN (cont.) Not Satisfied

050 - Transportation. 11 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 12 0050-Transportation-MAP-CALTRANS ENCROACHMENT PI Not Satisfied

Prior to map recordation or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from District 08, Office of the State Department of Transportation in San Bernardino.

050 - Transportation. 13 0050-Transportation-MAP-TEMP OFF-SITE ACCESS IMPVT Not Satisfied

A temporary access road, from Max Gilliss Boulevard to project westerly boundary, shall be improved with 24' AC pavement within 100' full-width existing Old Leon Road right-of-way as directed by the Riverside County Director of Transportation.

Note: 1. Construct a raised curb median along Max Gilliss Boulevard at the intersection of temporary access road (old Leon Road) to restrict a left-out/in movement as directed by Riverside County Director of Transportation.

2. The temporary access road (along old Leon Road) will be vacated if and when the adjacent property (APN: 480-106-061) is developed and permanent access is secured or/and as directed by the Director of Transportation.

050 - Transportation. 14 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF"

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 0050-Transportation-USE - TUMF CREDIT AGREEMENT (cc Not Satisfied
facility as a condition of approval for this project and
will be seeking "TUMF" credits and/or reimbursements for
the "TUMF" improvements built with this project, the
applicant shall enter into a "TUMF Improvement and Credit
Agreement" with the Transportation Department prior to the
first building permit issuance as directed by the Director
of Transportation. Please contact (951) 955-6800 for
additional information.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a
grading permit, shall be submitted to the Building and
Safety Department's Grading Division 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, compaction and inspection
reports will be reviewed in accordance with the RIVERSIDE
COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL
AND GEOLOGIC REPORTS.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a
performance security to be posted with the Building and
Safety Department. Single Family Dwelling units graded one
lot per permit and proposing to grade less than 5,000 cubic
yards are exempt.

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied
A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
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 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
ordinance, regulations specific to the N.P.D.E.S., this
project (or subdivision) shall comply with them.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied
Prior to the issuance of a grading permit, it shall be the
sole responsibility of the owner/applicant to obtain any
and all proposed or required easements and/or permissions
necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied
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.

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied
In instances where the grading plan proposes drainage
facilities on adjacent offsite property, the owner/
applicant shall provide a copy of the recorded drainage
easement.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied
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.

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied
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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied
Parcel Map 33750 is located within the limits of the

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied
Murrieta Creek/Warm Springs Valley Area Drainage Plan for
which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 3 0060-Flood-MAP ORD 458 SFHA STUDY REQ'D Not Satisfied
A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.) Not Satisfied

(4) An adequate number of monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(8) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(9) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(10) Upon completion of the implementation phase, a final Phase IV Monitoring Report shall be submitted describing

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.) Not Satisfied
the plan compliance procedures and site conditions before and after construction. The final report shall include copies of all daily monitoring notes and Cultural Resource Sensitivity sign-in sheet(s).

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.) Not Satisfied
Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.
- 060 - Planning. 7 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.
- 060 - Planning. 8 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement on Parcel 3, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.
- 060 - Planning. 9 0060-Planning-MAP- CONTACT VALLEY WIDE Not Satisfied
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.
- 060 - Planning. 10 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder 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 11.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is

Plan: PM33750E01

Parcel: 480170014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10	0060-Planning-MAP- SKR FEE CONDITION (cont.)	Not Satisfied
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subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1	0060-Planning-EPD- - NESTING BIRD SURVEY	Not Satisfied
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Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

060 - Planning-EPD. 2	0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR	Not Satisfied
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Plan: PM33750E01

Parcel: 480170014

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MSHCP LANDSCAPING Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

060 - Planning-EPD. 4 0060-Planning-EPD-EPD- BMPS Not Satisfied

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present adjacent to the project site. BMPs shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPs are installed and EPD shall confirm that all BMPs are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD- BMPS (cont.) Not Satisfied

060 - Planning-EPD. 5 0060-Planning-EPD-NO GRADING WITHIN CONSERVATIOI Not Satisfied

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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.

060 - Transportation. 2 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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Parcel: 480170014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctima.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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.Submitting a Contractors Statement of Conformance form (284-259).

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

5.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.

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall

Plan: PM33750E01

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV CULTURAL REQ. (cont.) Not Satisfied

prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 33750 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Plan: PM33750E01

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - POST GRADING INSPECTION Not Satisfied

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter

Plan: PM33750E01

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - POST GRADING INSPECTION (c Not Satisfied
conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Street sweeping.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 11.96 acres (gross) in accordance with TENTATIVE MAP. If the

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied

development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE- RECROPROCAL ACCESS Not Satisfied

Prior to building permit final, provide an agreement stating that both properties (PP20682)(PP26212) will provide recipocal access through both access points. The agreement shall be between the propetry owners of both parcels 1 and 2 of TM33750.

Condition added at 3/15/17 Planning Commission.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-EPD - FINAL UWIG INSPECTION Not Satisfied

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - COMPLY W/MWD RQMTS Not Satisfied

The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

090 - Transportation. 2 0090-Transportation-MAP - E STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Plan: PM33750E01

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - E STREETLIGHTS INSTALL (cor) Not Satisfied

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 3 0090-Transportation-MAP - R & B B D Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

090 - Transportation. 4 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 5 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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.

090 - Transportation. 6 0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

09/08/20
09:38

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6

0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied



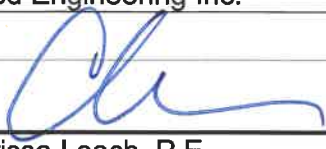
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 5, 2020

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37293 Plot Plan No. 26257	Applicant(s): Mounir Girguis
EA No.:	43023	Representative(s):
Area Plan:	Mead Valley	Valued Engineering Inc.
Zoning Area/District:	Mead Valley District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	319-240-004	
Continued From:	September 28, 2020	

PROJECT DESCRIPTION AND LOCATION

The proposed project consists of Tentative Parcel Map No. 37293 and Plot Plan No. 26257. Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The project site is located north of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street.

The address of the existing dwelling is 20851 Kelly Lane.

The above shall herein after be referred to as "the Project or project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43023**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37293, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26257, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential - 5 Acre Minimum (R: RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR)
West:	Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture - 1 Acre Minimum (A-1-1)
East:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
South:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
West:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Existing Use:	Existing Single Family Residence
Surrounding Uses	
North:	Single Family Residence
South:	Single Family Residence
East:	Vacant Land

West: Single Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10 Acres	N/A
Proposed Church Building (Sqft.):	5,245 sqft.	N/A
Building Height (Feet):	19 feet	Not to exceed 50 feet
Proposed Minimum Lot Size:	5 Acres	Not less than 20,000 sqft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	H	Section 10.13 – Ord. 460

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Church Facility	5,245 sqft. (assembly area is 1,924 sqft.)	1 space/35 sqft. of net assembly area	57	62
TOTAL:	5,245 sqft.	Provide parking of 62 spaces, including 4 ADA and 3 EV spaces	57	62

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 117(street lighting), CSA 152
Special Flood Hazard Zone:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 40.82 miles from Mt. Palomar Observatory
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – Zone E, March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On May 8, 2017, the Applicant, Mounir Girguis, submitted Tentative Parcel Map No. 37293 which proposes a Schedule H subdivision of a 10 gross acre parcel to two 5 gross acre parcels. Additionally, the applicant also submitted Plot Plan No. 26257, which proposes the construction of a new 5,245 square-foot church and associated site improvements consisting of 62 parking stalls, asphalt paving, on-site walkways and landscaping, and fencing.

The church is proposed on 2.5 net acres of the Parcel 2. No additional structures or uses are proposed for the rear portion of the lot. The property owner's existing residence will remain located on the southern end of Parcel 1. The site is surrounded by rural residential uses to the north, south, and west; with vacant land to the east.

The interior layout of the proposed church will consists of a 1,924 square-foot sanctuary area that will accommodate 100 seats. In addition, the structure will also include a foyer, a kitchen, two offices, three classrooms, and restrooms.

Additional site improvements include 62 parking spaces (including 4 for ADA and 3 EV parking spaces), asphalt paving and striping. Landscaping is proposed throughout the site with fencing proposed along the project frontage of Kelly Lane. The project includes a septic onsite wastewater treatment system, a retention basin, and connections to other utilities.

Right-of-way improvements include the asphalt paving of the full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2.

The project was continued from the September 28, 2020 Director's Hearing due to late noticing in the newspaper. It was continued to the next Director's Hearing dated October 5, 2020.

General Plan Consistency

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Residential (R: RR). The land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.

Zoning Consistency

The project site is located within the W-2-M-½ Zone (Controlled Development Area with Mobile Homes). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, Temples, and other places of religious worship" as a permitted use, subject to a Plot Plan Approval. Staff has reviewed the proposed project and has identified that the project meets all of the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning. W-2-M is consist with the R: RR land use designation, as it permits one family dwelling and other rural land uses.

The site is located within the March Air Reserve Base Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. This project was submitted to ALUC for reviewed on December 14, 2017. The review revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. Conditions have been applied to the project to ensure compatibility with ALUC requirements.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 43023 (EA43023) the project will not have a significant effect on the environment beyond those addressed in the Initial Study. The IS and ND represent the independent

judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The subdivision and proposed project design has a General Plan Land Use Designation of Rural: Rural Residential (R: RR) located within the Mead Valley Area Plan. The tentative parcel map proposes to subdivide ten acres into two 5 acre parcels. Parcel 2 of the tentative parcel map proposes a church facility. The land use component allows for mixture of residential, commercial and community services such as churches and other community services.
2. The project site has a Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½), which is consistent with the Riverside County General Plan.
3. The proposed project use, a church, is consistent with Ordinance 348 (Land Use) and is allowed within the W-2-M-½ zone, subject to a Plot Plan approval.

Tentative Parcel Map Findings:

Tentative Parcel Map No. 37293 is a proposal to subdivide 10 acres into two lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. The County of Riverside General Planning Principal VI.1 provides that rural land use designations should be established that accommodate rural lifestyle generally within existing rural towns and rural residential neighborhoods. The project proposes a church use which accommodates a feature of the rural lifestyle. Additionally, County of Riverside General Plan Land Use Policy LU21.2 provides that development should have adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demand of the proposed land use. The application has been reviewed to ensure that adequate facilities are available.
2. The site of the proposed land division is physically suitable for the type of development and density, as the site is located in an area that is comprised of large lots, with dispersed single family residential uses. The proposed right-of-way improvements provide access from Kelly Lane and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, Lake Perris, is over 6.50 miles to the east of the Project site. The project site is not within a Western Riverside County Multi-

Species Habitat Conservation Plan Cell Group or Number and does not have a blue-line stream running through it.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, in that the project site is not located on a Hazardous Waste Site or within a High Fire Hazard California Fire State Responsibility Area or Local Responsibility Area. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Kelly Lane resulting in unsafe conditions; in fact improvements to Kelly Lane will occur due to the proposed project.

5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.2 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:

- a. Streets: The full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2 and the installation of a new water line and other utilities to service the new church facility. Parcel 1 will also have road dedication.
- b. Street Improvement Plans: All streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the Project is Kelly Lane, which each will be improved a 32 foot width with asphalt pavement. Design parameters shall be in compliance with Ordinance Nos. 460 and 461, unless otherwise approved by the Director of Transportation.
- c. Other Improvements: Domestic water, fire protection facilities, electrical and communication facilities shall be as required. Domestic water, electrical, and communication facilities are existing and will be brought or provided to the proposed subdivision and entitlement project.
- d. Sewage Disposal: The proposed entitlement project is proposing sewage disposal system (an advanced treatment unit ATU system) with leach-lines and proposed expansion area.
- e. Agricultural Lands: The proposed subdivision and entitlement project are not located within an agricultural land.
- f. Exceptions: Certain exceptions that apply to parcel maps located entirely within a community services district/areas (CSA). The proposed parcel map is within a CSA No. 117 – Mead Valley Street Lighting. The proposed project is conditioned to meet CSA 117.

6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because project design will ensure there will be no conflict with providing accessibility.

7. The parcels shown on Tentative Parcel Map No. 37293 are consistent with the minimum size allowed by the project site's Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½)

As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the church facility will not alter or affect the public health, safety, or welfare. The proposed church is located on the northern portion of Parcel 2 of TPM37293. The church includes site improvements that will safely accommodate 100 people. Site improvements include 62 parking spaces, advanced treatment unit (ATU) for sewage, and road improvements to Kelly Lane.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as Parcel 1 of the proposed parcel map (TPM37293) has an existing residential dwelling that will remain on site and Parcel 2 would consist of a church facility with 100 people. Churches are allowed in many zones within Ordinance No. 348 and this church would provide services for local and surrounding patrons.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed church facility is conditioned to make road improvements on Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. The road would be widen to 32 feet. Topographical and drainage conditions would be addressed through the project design and layout of the church facility with internal gutters and the addition of a bio-retention basin for the church facility. Only the front 2.5 acres would be developed for the church facility with the remaining acreage undisturbed.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed church facility, including parking and other project details will be located on one parcel; Parcel 2 of proposed Tentative Parcel Map No. 37293.

Development Standards Findings:

Staff has reviewed the project per the development standards of the zone W-2-M-½. The proposed project is compatible with the provisions listed in Section 15.2, of the W-2 zone, of Ordinance No. 348:

- a. Height Requirements: One family dwelling shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to section 18.34 of this ordinance. In no event, however shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved. The height of the church is 19 feet and therefore meets the building height standards for the zone.
- b. Lot Size: Lot size shall not be less than 20,000 square feet, within a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes the subdivision of 10 gross acres into two parcels that are five gross acres; with the proposed width and depth exceeding the zoning minimums. Additionally, the proposed church located on parcel 2 of the subdivision is established on a parcel that compliant with zone size and dimension requirements. Therefore, the lot size and dimensions meet the standards for the zone.
- c. Animals: Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. There are no animals proposed for this project, and currently there are no animals on this property. The development standard has been meet or does not apply for these proposed entitlements.
- d. Automobile storage: Automobile spaces shall be provided as required by section 18.12 of Ordinance No. 348. The proposed church facility, on Parcel 2, would provide 62 parking spaces, including 4 accessible spaces and 3 electrical vehicle spaces. The project meets to automobile storage or vehicle parking requirements for this zone and Ordinance No. 348.

Other Findings:

1. The project site is not located within a Criteria Cell Group or Number of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Perris sphere of influence. This project detail were provided to the City of Perris for review on May 25, 2017. No comments were received either in favor or opposition of the project from the city.
3. The project site is located within Zone E of the March Air Reserve Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 25, 2017. An Airport Land Use Commission Development Review Hearing was held on December 14, 2017. The ALUC Director found the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and their recommendations have been incorporated into the project conditions of approval.
4. Pursuant to State Law, on May 22, 2017, the County of Riverside conducted AB52 notifications to the Pechanga Band of Luiseño Mission Indians (Pechanga), the Soboba Band of Luiseno Indians (Soboba), the Pala Band of Mission Indians (Pala), the Morongo Band of Mission Indians (Morongo), the Rincon Band of Luiseño (Rincon), and the Agua Caliente Band of Cahuilla Indians (Cahuilla). Tribal consultation was requested by, and initiated with, Pala, Pechanga and Soboba tribes. Pala finally determined to defer to more local tribes in the area on May 25, 2017. Consultations and conditions were finalized with Pechanga and Soboba on November 20, 2018. Conditions developed during the AB52 process have been incorporated in the project.

5. The project site is located within Zone B, approximately 40.82 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision and church facility through Riverside County Fire Department. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. The project proposes a 5,245 sqft. church facility, therefore, in all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification, pursuant to section 903.2 of Ordinance No. 787.
- d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is designated as a moderate fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

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

TPM37293 & PP26257

Vicinity Map



Legend

- Parcels
- Blue Line Streams
- City Areas
- World Street Map

Notes

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TPM37293 & PP26257

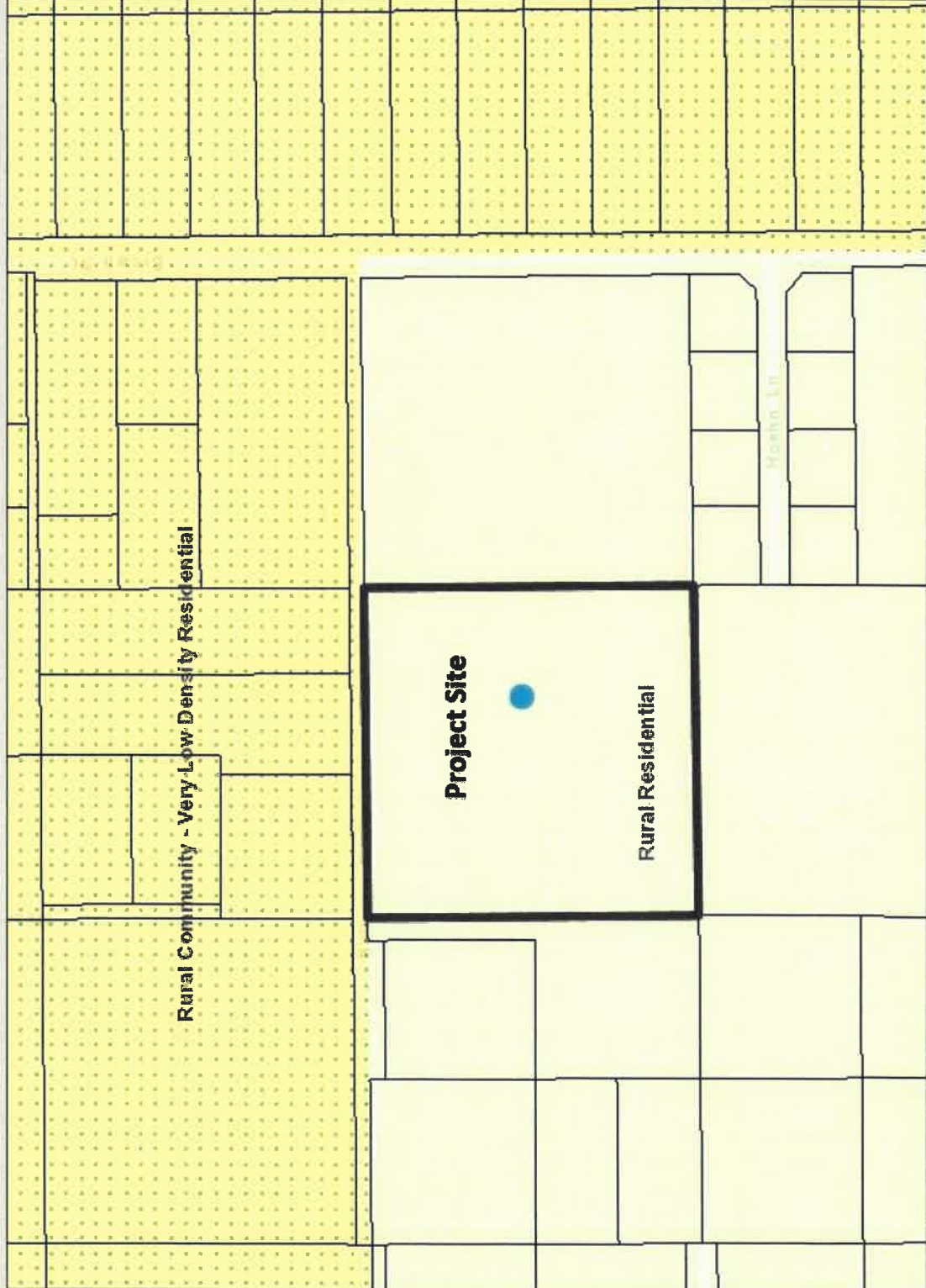
General Plan Map



Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes



Notes

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TPM37293 & PP26257 Zoning Map



- Legend**
- Parcels
 - Zoning**
 - OTHER ZONING
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10



Notes

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TPM37293 & PP26257

Land Use Map



Legend

- Parcels
- Blueline Streams
- ⋮ City Areas
- World Street Map

Notes

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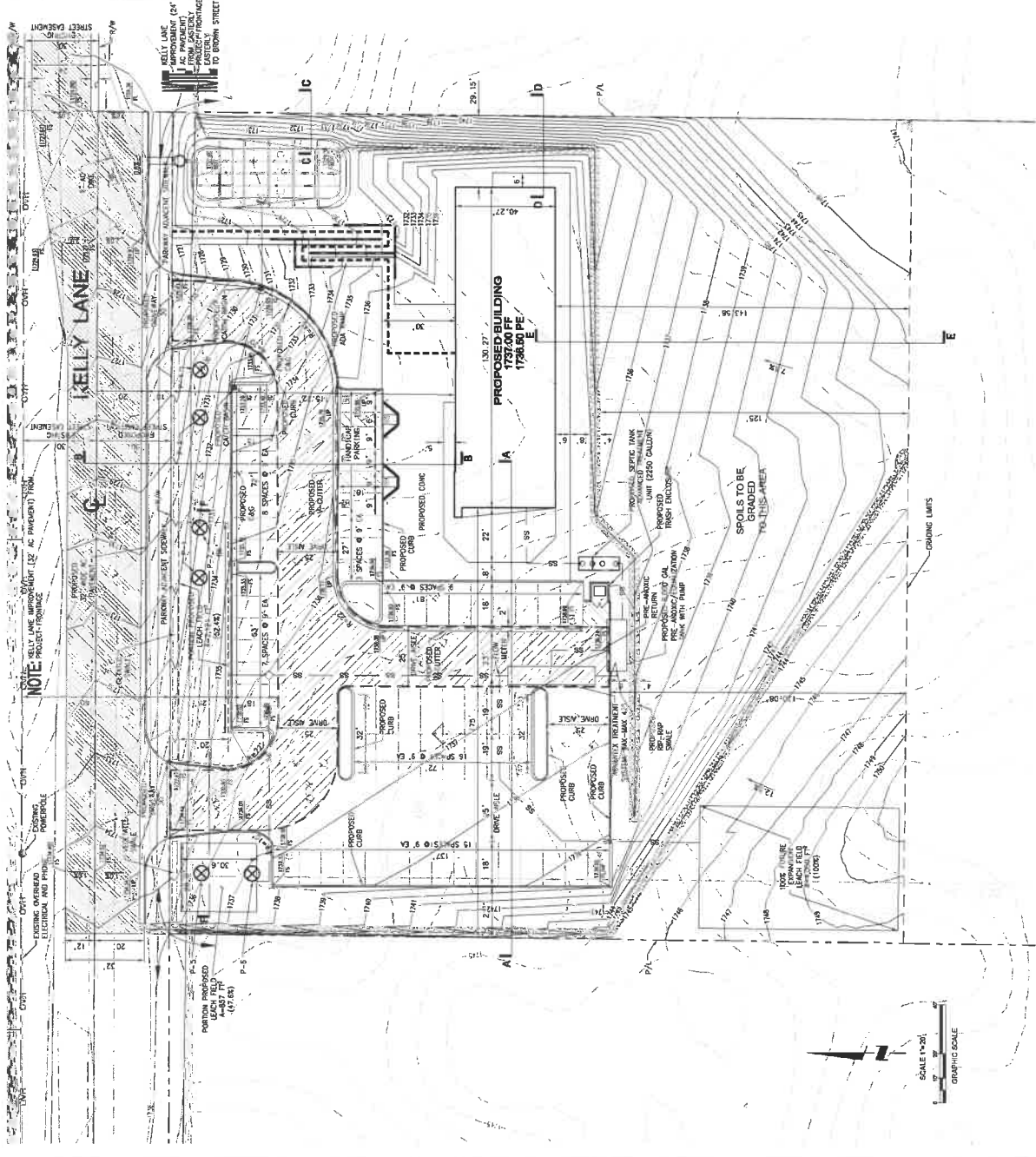


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GRADING PLOT PLAN 26257



PROJECT LOCATION
KELLY LANE
PERIS, CA 92370

ASSESSOR PARCEL
319-200-004

SITE OWNER
DR. MONICA ORLANDO
8907 WARNER AVENUE, SUITE 303
PERIS, CA 92370
PHONE: (952) 201-8640
HARDCORP@PERIS.CA.GOV

CIVIL ENGINEER
VALDES ENGINEERING, INC.
1414 JONES BLVD. SUITE C102
LA JOLLA, CA 92038
PHONE: (619) 805-4800
WWW.VALESENG.COM
EMAIL: JET@VALESENG.COM

ARCHITECT
MULLICK ASSOCIATES, INC.
1614 JONES BLVD. SUITE 106
LA JOLLA, CA 92038
PHONE: (619) 883-7777
WWW.MULLICKASSOCIATES.COM
EMAIL: INFO@MULLICKASSOCIATES.COM

UTILITY PURVEYORS
SOUTHERN CALIFORNIA Edison
PERIS, CA 92370
PHONE: (609) 650-4555

ENGINEER
SOUTHERN CALIFORNIA GAS COMPANY
319-200-004
PHONE: (609) 427-2220

EXTERIOR WATER
EXTERIOR WATER DISTRICT
PERIS, CA 92370
PHONE: (609) 425-3650

FRESH WASTE SERVICES
PERIS
PERIS, CA 92370
PHONE: (619) 843-1591

PHONE/CABLE/TV
AT&T
PERIS, CA 92370
PHONE: (609) 310-2355

INTERNET
INTERNET
PERIS, CA 92370
PHONE: (619) 916-8137

THE WIRING CABLE/TELEVISION
FRONTIER COMMUNICATIONS
PERIS, CA 92370
PHONE: (609) 933-8664

INDICES NET
INDICES NET
PERIS, CA 92370
PHONE: (609) 644-3070

NOTE
PRECEDENCE AND INTERFERENCES:
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY THEREOF IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.
2. ALL UTILITIES SHOWN ARE BASED ON RECORDS DATED OCTOBER 12, 2018.

AC PERMIT
AC PERMIT

FIRE ACCESS LANE
FIRE ACCESS LANE

AREA WITH TRAVEL
AREA WITH TRAVEL

PERCULATION TEST LOCATION
PERCULATION TEST LOCATION

PERCULATION TEST NUMBER
PERCULATION TEST NUMBER

SITE AREA	
GROSS AREA	1014 AC
CAR PARKING	59 EA
TOTAL PARKING	62 EA
PARCEL 1 - NET	4.84 AC
PARCEL 2 - NET	4.84 AC
AGG. PAVEMENT	50 SF

STREET BECTION	
SUBURB	3' 0"
URBAN	3' 0"
NORMEY	3' 0"
URBAN	3' 0"

SITE PARKING	
CAR PARKING	59 EA
TOTAL PARKING	62 EA



The Gathering Place
KELLY LANE & MEAD STREET
PERIS, CALIFORNIA

MASTER PLAN FOR:

C2
CONCEPTUAL GRADING PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	CITY
	IRRIGATED - TREES, SHRUBS, & GROUND COVER - LOW WATER USE	6.321 sf
	IRRIGATED - TREES, SHRUBS, & GROUND COVER - MID WATER USE	1.874 sf
	IRRIGATED - TREES, SHRUBS, & GROUND COVER - HIGH WATER USE	9.714 sf
	IRRIGATED - TREES & WOMP BASIN - MED WATER USE	4.546 sf
	IRRIGATED - TREES WITH TREES & SHRUBS - MED WATER USE	4.391 sf

Riverside County Ordinance 889 Landscape Water Use Calculations
 Applied to use step down method in each sub-irrigation selection to describe each hydrzone.
 Where "WMT" is shown, applicant to enter project specific information.
 Please note that established formulas will reflect in "WMT" or an error unit selections are completed.

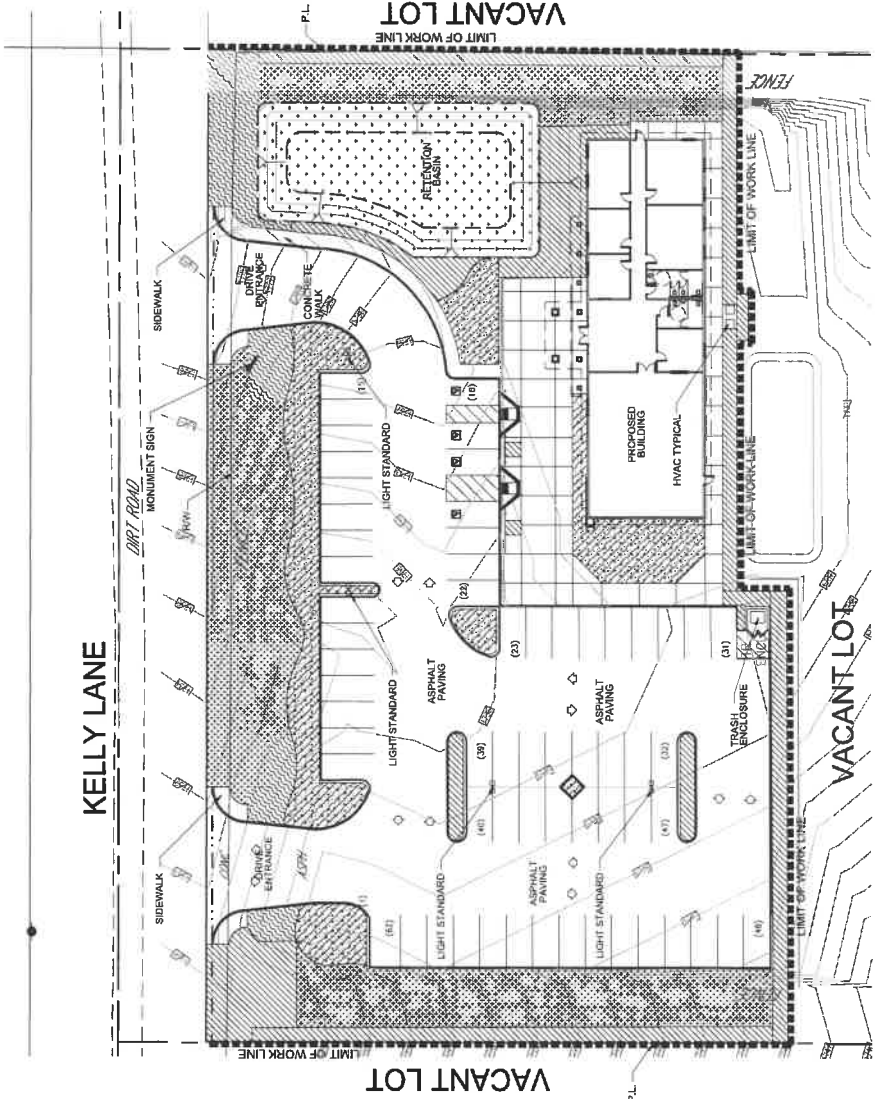
1 Maximum Annual Water Allowance (MAWA)

INPUT the peak square footage of hydrzone = 29,351 sq. ft.
 INPUT the WMT for the area = 2.502 gal/ft²/yr
 MAWA = 73,466 gal/ft²/yr

2 Estimated Annual Water Use (EAWU)

Hydrzone #	Plant Factor	Plant Type	Water Use
Hydrzone #1	0.3	Plant Factor = 0.3	Low
Hydrzone #2	0.5	Plant Factor = 0.5	Medium
Hydrzone #3	0.2	Plant Factor = 0.2	Low
Hydrzone #4	0.5	Plant Factor = 0.5	Medium
Hydrzone #5	0.2	Plant Factor = 0.2	Low
Hydrzone #6	0.2	Plant Factor = 0.2	Low
Hydrzone #7	0.2	Plant Factor = 0.2	Low
Hydrzone #8	0.2	Plant Factor = 0.2	Low
Hydrzone #9	0.2	Plant Factor = 0.2	Low
Hydrzone #10	0.2	Plant Factor = 0.2	Low
Hydrzone #11	0.2	Plant Factor = 0.2	Low
Hydrzone #12	0.2	Plant Factor = 0.2	Low
Hydrzone #13	0.2	Plant Factor = 0.2	Low
Hydrzone #14	0.2	Plant Factor = 0.2	Low
Hydrzone #15	0.2	Plant Factor = 0.2	Low
Hydrzone #16	0.2	Plant Factor = 0.2	Low
Hydrzone #17	0.2	Plant Factor = 0.2	Low
Hydrzone #18	0.2	Plant Factor = 0.2	Low
Hydrzone #19	0.2	Plant Factor = 0.2	Low
Hydrzone #20	0.2	Plant Factor = 0.2	Low
Hydrzone #21	0.2	Plant Factor = 0.2	Low
Hydrzone #22	0.2	Plant Factor = 0.2	Low
Hydrzone #23	0.2	Plant Factor = 0.2	Low
Hydrzone #24	0.2	Plant Factor = 0.2	Low
Hydrzone #25	0.2	Plant Factor = 0.2	Low
Hydrzone #26	0.2	Plant Factor = 0.2	Low
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Hydrzone #34	0.2	Plant Factor = 0.2	Low
Hydrzone #35	0.2	Plant Factor = 0.2	Low
Hydrzone #36	0.2	Plant Factor = 0.2	Low
Hydrzone #37	0.2	Plant Factor = 0.2	Low
Hydrzone #38	0.2	Plant Factor = 0.2	Low
Hydrzone #39	0.2	Plant Factor = 0.2	Low
Hydrzone #40	0.2	Plant Factor = 0.2	Low
Hydrzone #41	0.2	Plant Factor = 0.2	Low
Hydrzone #42	0.2	Plant Factor = 0.2	Low
Hydrzone #43	0.2	Plant Factor = 0.2	Low
Hydrzone #44	0.2	Plant Factor = 0.2	Low
Hydrzone #45	0.2	Plant Factor = 0.2	Low
Hydrzone #46	0.2	Plant Factor = 0.2	Low
Hydrzone #47	0.2	Plant Factor = 0.2	Low
Hydrzone #48	0.2	Plant Factor = 0.2	Low
Hydrzone #49	0.2	Plant Factor = 0.2	Low
Hydrzone #50	0.2	Plant Factor = 0.2	Low
Hydrzone #51	0.2	Plant Factor = 0.2	Low
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Hydrzone #59	0.2	Plant Factor = 0.2	Low
Hydrzone #60	0.2	Plant Factor = 0.2	Low
Hydrzone #61	0.2	Plant Factor = 0.2	Low
Hydrzone #62	0.2	Plant Factor = 0.2	Low
Hydrzone #63	0.2	Plant Factor = 0.2	Low
Hydrzone #64	0.2	Plant Factor = 0.2	Low
Hydrzone #65	0.2	Plant Factor = 0.2	Low
Hydrzone #66	0.2	Plant Factor = 0.2	Low
Hydrzone #67	0.2	Plant Factor = 0.2	Low
Hydrzone #68	0.2	Plant Factor = 0.2	Low
Hydrzone #69	0.2	Plant Factor = 0.2	Low
Hydrzone #70	0.2	Plant Factor = 0.2	Low
Hydrzone #71	0.2	Plant Factor = 0.2	Low
Hydrzone #72	0.2	Plant Factor = 0.2	Low
Hydrzone #73	0.2	Plant Factor = 0.2	Low
Hydrzone #74	0.2	Plant Factor = 0.2	Low
Hydrzone #75	0.2	Plant Factor = 0.2	Low
Hydrzone #76	0.2	Plant Factor = 0.2	Low
Hydrzone #77	0.2	Plant Factor = 0.2	Low
Hydrzone #78	0.2	Plant Factor = 0.2	Low
Hydrzone #79	0.2	Plant Factor = 0.2	Low
Hydrzone #80	0.2	Plant Factor = 0.2	Low
Hydrzone #81	0.2	Plant Factor = 0.2	Low
Hydrzone #82	0.2	Plant Factor = 0.2	Low
Hydrzone #83	0.2	Plant Factor = 0.2	Low
Hydrzone #84	0.2	Plant Factor = 0.2	Low
Hydrzone #85	0.2	Plant Factor = 0.2	Low
Hydrzone #86	0.2	Plant Factor = 0.2	Low
Hydrzone #87	0.2	Plant Factor = 0.2	Low
Hydrzone #88	0.2	Plant Factor = 0.2	Low
Hydrzone #89	0.2	Plant Factor = 0.2	Low
Hydrzone #90	0.2	Plant Factor = 0.2	Low
Hydrzone #91	0.2	Plant Factor = 0.2	Low
Hydrzone #92	0.2	Plant Factor = 0.2	Low
Hydrzone #93	0.2	Plant Factor = 0.2	Low
Hydrzone #94	0.2	Plant Factor = 0.2	Low
Hydrzone #95	0.2	Plant Factor = 0.2	Low
Hydrzone #96	0.2	Plant Factor = 0.2	Low
Hydrzone #97	0.2	Plant Factor = 0.2	Low
Hydrzone #98	0.2	Plant Factor = 0.2	Low
Hydrzone #99	0.2	Plant Factor = 0.2	Low
Hydrzone #100	0.2	Plant Factor = 0.2	Low

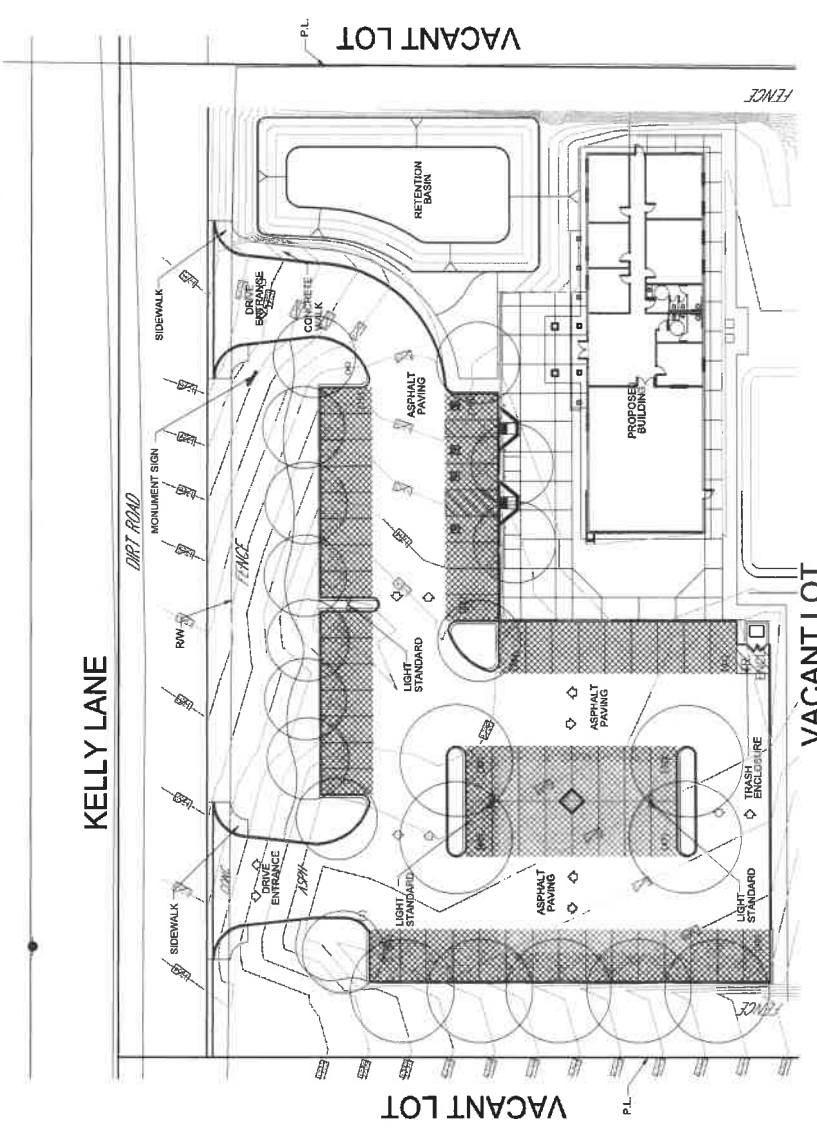
PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 8%
 * Trees are not required to be labeled as a separate hydrzone if an adjacency is planted with plants of an equal or higher plant factor, and footwall is already included in calculations.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	CITY
	PARKING LOT SHADE	10.446 s.f.
	TREE SHADE	5.894 s.f.

SHADE TABULATION
Parking area = 10,456 s.f.
Shade provided = 5,894 s.f.
by trees in parking area
Percentage of parking area
shaded by trees = 56%





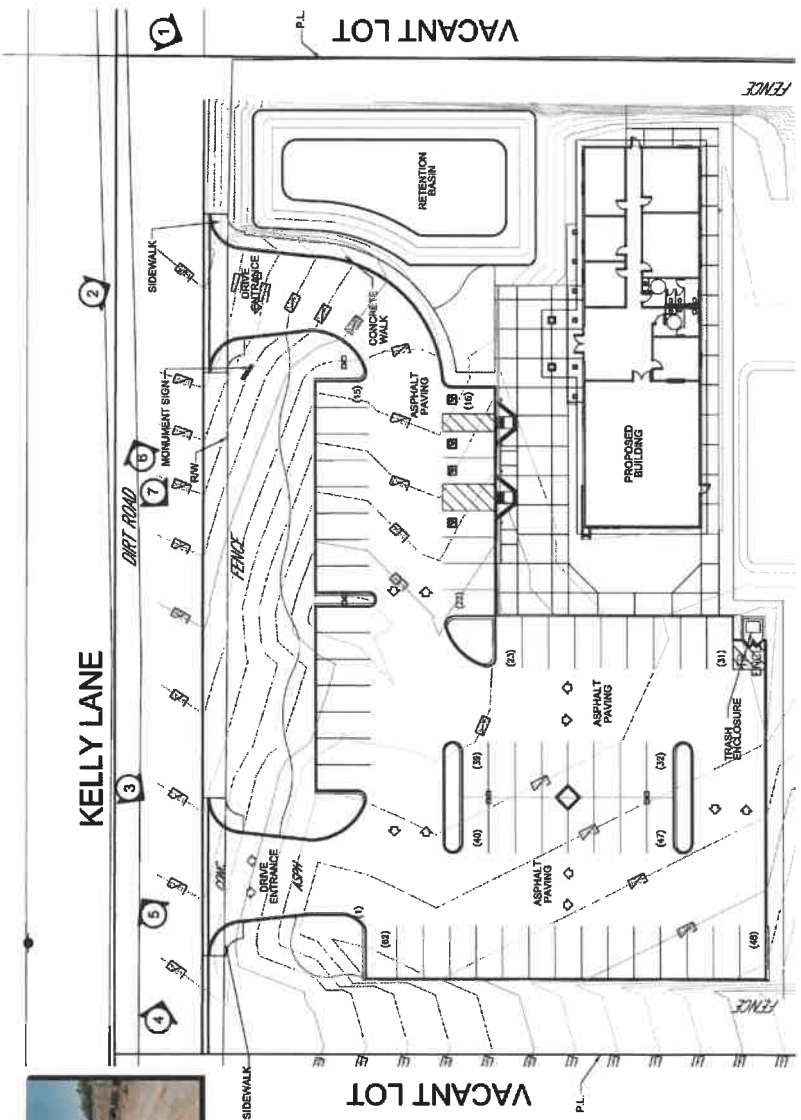
NO.	DESCRIPTION
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PROPOSED IMPROVEMENTS FOR:
THE GATHERING PLACE
KELLY LANE & HEAD STREET
PERRIS, CALIFORNIA

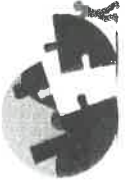
Fnyvions
LANDSCAPE ARCHITECTURE
7110 N. Indigo Avenue • Perris, California 92471
Tel. (909) 622-4442 • Fax (909) 622-0446



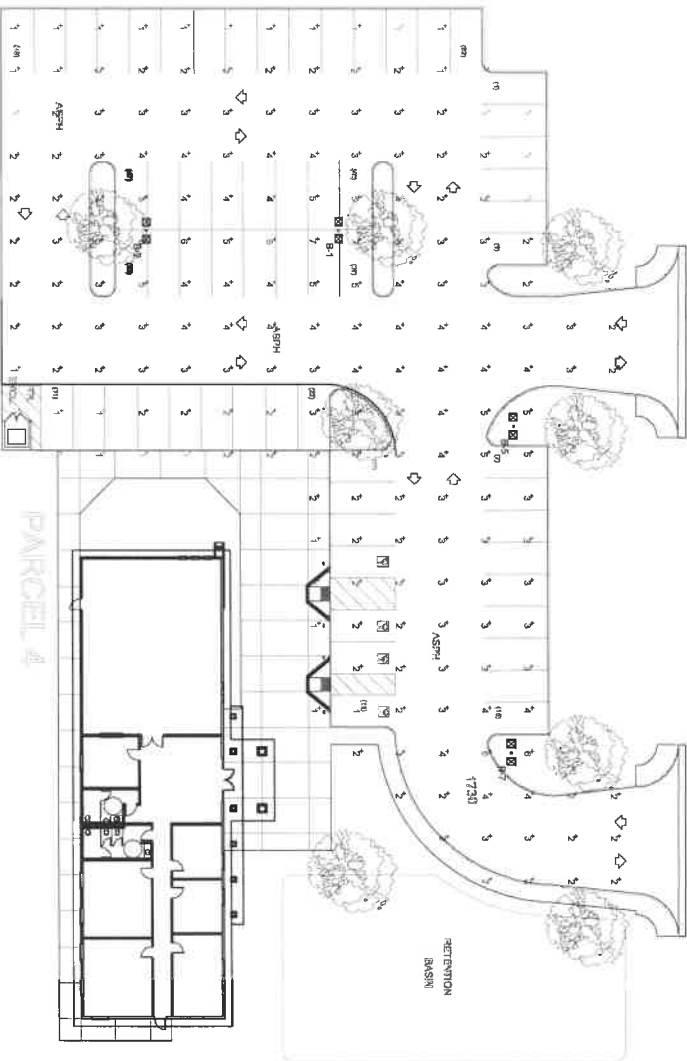
Mallock Associates
ARCHITECTURE DESIGN / BUILD
17414 E. JACK ROAD, STE. 108
ONTARIO, CA 91761 909.833.2777



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CASE: PP26257
 EXHIBIT P: Photometric Plan
 PLANNER: T. Wheeler
 DATE: October 5, 2020



Standards		Description		Avg	Max	Min	Height	Angle
A	B	+	-	7.5	15	1.5	15.1	30.1
Light Fixture Schedule	Symbol	Qty	Manufacturer	Quantity	Manufacturer	Quantity	Manufacturer	Quantity
A	☒	0	Ultram Lighting	0	Ultram Lighting	0	Ultram Lighting	0
B	☒	4	Ultram Lighting	4	Ultram Lighting	4	Ultram Lighting	4
C	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
D	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
E	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
F	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
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I	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
J	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
K	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
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M	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
N	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
O	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
P	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
Q	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
R	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
S	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
T	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
U	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
V	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
W	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
X	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
Y	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22
Z	☒	22	Mallock Associates	22	Mallock Associates	22	Mallock Associates	22

Photometric Site Plan



PH1
 PHOTOMETRIC
 SITE PLAN

DATE	NOV 20 2020	PREPARED BY	T. WHEELER
REVISIONS	1.1.1.1	SITE PLAN	COMPLETE
DATE	DCT 5, 2021	PREPARED BY	

MASTER PLAN FOR:
The Gathering Place
 20851 KELLY LANE
 PERRIS, CALIFORNIA

mallock
associates
 ARCHITECTURE • DESIGN • BUILD
 1014 E. HOLT BLVD, STE. 106
 ONTARIO, CA 91761 909-983-7777



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: TPM37293 / PP26257 / EA43023

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: August 20, 2020

Applicant/Project Sponsor: Mounir Girgus Date Submitted: May 8, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: October 5, 2020

The 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43023 ZCFG06393

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: 43023
Project Case Type (s) and Number(s): Tentative Parcel Map No. 37293 and Plot Plan No. 26257
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Tim Wheeler, Urban Regional Planner IV
Telephone Number: 951-955-6060
Applicant's Name: Mounir Girgus
Applicant's Address: 8907 Warner Avenue, Suite 203, Fountain Valley, CA 92728

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The above is herein after referred to as "the project or Project".

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

B. Total Project Area: 10.00 acres

Residential Acres: 5.00	Lots: 1	Units: 1, existing dwelling	Projected No. of Residents:
Commercial Acres: 5.00	Lots: 1	Sq. Ft. of Bldg. Area: 5,245	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 319-240-004

Street References: North of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. The project site has an address of 20851 Kelly Lane. This is for the existing dwelling on the existing 10 acres.

D. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located in the northwest ¼ of the southeast ¼ of the ¼ of Section 16, Township 4, Range 3 West, San Bernardino Meridian, according to the official government survey thereof in the County of Riverside, State of California, and within the USGS Quad, Steele Peak.

E. Brief description of the existing environmental setting of the project site and its surroundings: Overall, the Project is located in the Mead Valley planning area which contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. The Mead Valley planning area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary. The project is not within a observation area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

Specifically, the Project is situated within a 10-acre not vacant parcel to be subdivided into two, 5-acre parcels. Development will occur on a 2.5 net acres of a 5 acre parcel. The surrounding land contains vacant land with rural residential uses to the north, south, east, and west. The property owner's existing private residence is directly to the southwest of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site is consistent with the current zoning of W-2-M-1/2 zone. Per Section 15.300 of Ordinance No. 348, all uses permitted in the W-2 Zone are permitted on the site. Churches are permitted on the site with an approved Plot Plan.
2. **Circulation:** The proposed Project is not in a Circulation Element Right-of Way. The proposed Project has adequate circulation to the site 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 Project is not in a Multipurpose Open Space area. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not within the 100 year flood plain and therefore is not subject to flood management review.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The Proposed Project does not propose housing or impact the Housing Element Policies.
7. **Air Quality:** The proposed Project will control any fugitive dust during grading and construction activities and shall adhere to SCQAMD standards. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project is consistent with the Healthy Communities Element as it will offer a place for local events in a rural area.

B. General Plan Area Plan(s): Mead Valley Area Plan

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R: RR)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Rural and Rural Community

3. **Land Use Designation(s):** Rural: Rural Residential (R: RR) to the east, west, and south and Rural Community: Very Low Density Residential (RC: VLDR) to the north.

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

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

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:** Controlled Development Areas with Mobile Homes – ½ Acre Minimum (W-2-M-1/2)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Controlled Development Areas with Mobile Homes – ½ acre Minimum (W-2-M-1/2) to the east, west, and south. Light Agriculture – 1 Acre Minimum (A-1-1) to the north.

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"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

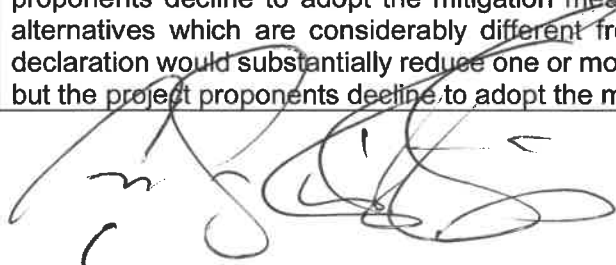
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

August 20, 2020

Date

Tim Wheeler
Project Planner
Printed Name

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

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"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The project is not adjacent to a scenic highway or scenic highway corridor as designated by the County or State, or found eligible by the County or State. The closest Scenic Highways are: the eastern portion of El Sobrante Road which surrounds Lake Matthews (County-Eligible; approximately 6 miles northwest of the Project); and Highway 74 near interstate 215 (County- Eligible; approximately 9 miles to the southeasterly of the Project). The Project site cannot be viewed from these scenic highways. Therefore, there will be no impacts. There will be no impacts.

b) The Project will not damage scenic resources or obstruct any prominent scenic vistas or view open to the public or create any aesthetically offensive view. The church building is designed consistent with a color scheme of earth tone colors and will provide building setbacks and landscaping that will reduce visual impacts along adjoining Kelly Lane. Impacts will be less than significant.

c) The Project is located in a non-urbanized area but will not substantially degrade the existing visual character or quality of public views of the site and is surroundings. The building is designed consistent

with a color scheme of earth tone colors and will provide building setbacks and landscaping that will be consistent with the rural nature of the area. Impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS database, the project site is located approximately forty miles northwest of the Mt Palomar Observatory. The Project is located in Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Projects within Zone B must adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The project has designated five, 15-foot-high light poles for the parking lot and building lighting. The lighting will be designed as either low pressure outdoor light (LED) lighting, pointed downward toward the parking lot and/or building and shielded for light spillage toward the neighboring properties or roadways. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The Project will create a new source of light from the parking lot and security lighting coming from Parcel 2, a proposed church site. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

b) Residential uses exist approximately 200 feet north of the entrance to the Project along Kelly lane and approximately 500 feet southwest of the Project site. Parcel 2 of the proposed project is a church. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

- a) The Project site is not located on 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. There will be no impacts.
- b) The Project site is not designated within existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.
- c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, Ordinance No, 625 "Right-to-Farm", because there is no agriculturally zoned property in the vicinity of the Project site. There will be no impacts.
- d) The Project will not change the existing environment that could result in conversion of Farmland to non-agricultural use because the Project would not interfere with the surrounding property uses; there are no existing agriculture uses near the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s): 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," Project Application Materials

Findings of Fact:

a) The Project will not 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 section 4525), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) because the site is not zoned or used for timber production. There will be no impacts.

b) The Project will not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on the property. There will be no impacts.

c) The Project will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because there is no forest or forest lands on the property. There will be no impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<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(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The proposed project site is within the South Coast Air Basin ("the Basin"). Air quality within the Basin is regulated by the South Coast Air Quality Management District (SCAQMD) pursuant to their adopted Air Quality Management Plan (AQMP). The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emissions reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The Project site is located within the Mead Valley Plan Area of the Riverside County General Plan, adopted in 2015; therefore, development pursuant to the General Plan would have been accounted for the 2016 AQMP. The proposed Project involves minimal grading, construction and operation of a church, which is an allowed use within the W-2-M zone for this area. Therefore, the project will not conflict with or obstruct implementation of the AQMP. Impacts are considered to be less than significant.

b) The portion of the Basin within which the project is designed and located is in a non-attainment area for ozone, PM-10, and PM-2.5 under both state and federal standards. The Project would implement applicable best available control measures and would comply with applicable SCAQMD rules and regulations. This compliance would further reduce potential air quality impacts. The emissions incorporate SCAQMD Rules 402 and 403. Rules 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction. Grading efforts would be considered minimal and there will not be export of soil as the site is anticipated to balance. Grading will be typical and include some over excavation and compaction to consolidate the alluvial material in order to support the building foundation. Site preparation also includes minimal grading and paving. The construction emissions for the project is not anticipated to exceed the SCAQMD's daily emission thresholds at the regional level because the project is considered a relatively small project with a short construction duration.

The operations –related criteria air quality impacts created by the proposed project would be consistent with the land uses allowed and accounted for under the site’s current General Plan and MVAP land use designations. No General Plan Amendment is required for Project implementation. The Project would no result in growth or development not accounted for under the current AQMP. Impacts are considered less than significant.

Because of the relatively small size of the proposed development, Project air pollutant emissions are not anticipated to exceed applicable SCAQMD thresholds. Pursuant to SCAQMD significance guidance, less than significant impacts at the project level are not cumulatively considerable. The potential for Project implementation resulting 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 is considered less than significant.

c) The Project will not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations because the Project site grading is limited to less than 5

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres and construction will comply with all applicable SCAQMD rules for grading and dust control. The site consists of a vacant dirt lot. The Project will improve local conditions from fugitive dust during high-wind events as it will develop 2.5 acres with paved parking, a structure and landscaping as well as pave a portion of Kelly Lane which is used by residents. Therefore, the impacts will be less than significant.

d) Potential sources of odors associated with temporary, short-term construction activities may include, but not be limited to, glues, paint, asphalt paving and architectural coatings. Construction source odor impacts are typically minimized through compliance with established federal, State and local regulations that address construction materials storage, use and disposal. Compliance with these regulations would reduce potential odor impacts to less than significant levels. The Project components include installation of a leach field for its septic system, which is common for all structures in the vicinity due to the lack of public wastewater infrastructure. The Project will not result in other emissions (such as those leading to odors) because it will be designed and installed in accordance with all applicable building standards. Additionally, the area is rural, with sensitive receptors located more than 100 feet from the leach field, therefore development or use of a leach field will not adversely affect a substantial number of people as odors would be undetectable. Therefore, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, and 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 State or federally protected wetlands (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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The Project is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), specifically within the Mead Valley Area Plan. The proposed Project site is not located within a MSHCP Criteria Area Cell, Ground, or Linkage Area. Therefore, conservation or land is not required pursuant to the MSHCP and neither Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) is required. Even so, as the County is permittee to the MSHCP, the Project is required to demonstrate compliance with the MSHCP.

A biological resource assessment of the site conducted by ARCHON Consulting Co in 2015 identified the following:

- The habitat found on the property is identified as a single distinctive vegetative community under the MSHCP: Development Land: Agricultural Pasture. Further defined, the co-dominant cover were non-native tumbleweeds of the family Amarantha. This is a California Native Plant Society (CNPS) unranked community dominated by weedy invasive and is not ranked as a sensitive vegetative community. No habitat was observed that is suitable for nesting birds.
- Based on GIS overlays from the Western Riverside MSHCP, the site is located within the burrowing owl survey area. However, the ARCHON Consulting Co report identified that habitat was not suitable to support this species. Therefore, no further surveys are recommended or required.
- The MSHCP describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate and plant species. The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2. However, geological and hydrogeological conditions do not exist on site to support Riparian/Riverine and Vernal Pool Resources. Therefore, no further surveys are recommended or required.

Given the findings of the 2015 ARCHON Consulting Co report, the Project site is consistent with the MSHCP. Impacts will be less than significant.

b) Based on the biological resources report, the Project site or vicinity does not have 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 (Section 17.11 or 17.12), nor is habitat suitable for such species. There will be no impacts.

c) The Burrowing Owl (BUOW) was identified by the MSHCP as a species that could potentially be on site the BUOW is not listed under the State or Federal Endangered Species Act but is considered both a State and federal Species of Special Concern (SSC). The BUOW is also protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by the State law under the California Fish and Game Code (CDFG Code #3513 and #3503.5). The 2015 ARCHON biological report identified no

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Burrowing Owl sign or habitat, or other sensitive species or habitat, and that habitat was not suitable for burrowing owl or any other threatened or endangered species. Impacts will be less than significant.

d) The Project will not interfere 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 because no such site exist on the property, according to the 2015 ARCHON Consulting report. There will be no impacts.

e) The Project will not affect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because no such sensitive communities exist on site according to the 2015 ARCHON Consulting Report. The site vegetation consists primarily of tumbleweeds, and hydrology and geological and hydrogeological conditions do not exist on site to support riparian habitat. There will be no impacts.

f) The Project will have no effect on State- or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because no such features exist on site, according to the 2015 ARCHON Consulting Report. There will be no impacts.

g) The Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because there are no trees on site that will be removed. All landscaping provided by the Project will be approved by the County. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES	Would the project:			
8. Historic Resources				
a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, 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. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Source(s): On-Site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) Construction equipment used over the approximately construction phase would conform to CARB regulations and California emissions standards and related fuel efficiencies. Project construction would be typical of a wooden structure facility located on a small, relatively flat 2.5 net acre site that is accessible by the existing road network. There is no evidence that construction would require the use of equipment that is not typical of such a project. Therefore, equipment used to construct the project would not result in inefficient wasteful, or unnecessary consumption of fuel.

The applicant would use construction contractors that are in compliance with applicable California Air Resource Board (CARB) regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. In addition, CARB has adopted the Airborne Toxic Control Measure to limited heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate of wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment.

With respect to operations, the facility design must comply with Title 24 California Code of Regulations (CCR) energy efficiency standards for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company. Additionally, the facility will have limited operating hours. Impacts will be less than significant.

b) The Project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency as follows:

- Federal transportation regulations – access to and from the project site is from existing local roads, and Kelly Lane which provides direct access to the site, will undergo improvements as part of the Project to allow for increased traffic. These local roads are in place so the project would not interfere with, no otherwise obstruct intermodal transportation plans or projects may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) because neither the Southern California

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Association of Governments (SCAG) or Riverside County are not planning for intermodal facilities in the immediate Project area.

- State Energy Plan and compliance with Title 24 CCR energy efficiency standards – the applicant is required to comply with the California Energy Code requirements for energy efficient buildings and appliances as well as utility energy efficiency program implemented by Southern California Edison and Southern California Gas Company.

- Regarding AB1493 – an individual project does not have the ability to comply or conflict with these regulations because this regulation is intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emissions reductions from mobile services.

- California Renewable Energy Portfolio Standards – the project would meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen), through the development of an energy efficient building and the use of energy efficient appliances and water efficient faucets, toilets, etc. CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finishing materials. There are approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

- Riverside County Climate Action Plan – the project is subject to the policies and ordinances pertaining to air quality and climate change stated in the County’s General Plan Air Quality Element (Cap). The 2019 CAP Update assesses the previous GHG reduction targets identified in the older 2015 CAP and proposes new targets that are consistent with the State policies in order to meet the requirements of SB 32. The State recommends a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. The proposed project, through compliance with CalGreen Standards would reduce energy use over that used in existing older buildings and therefore, would meet the goals of the County’s Climate Action Plan. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) 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?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report Preliminary Geotechnical Investigation, Proposed Church

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facility – The Gathering Place, 20851 Kelly Lane (APN: 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C)

Findings of Fact:

a) The Project site is not located within any Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, according to the 2017 Aragon Geotechnical report. The closest known active regional fault traces to the project are associated with the Elsinore Fault (Glen Ivy North strand) where it passes northwest of the City of Lake Elsinore, about 9.8 miles away. Aerial photographic interpretations did not suggest visible lineament or manifestations of fault topography related to active fault traces on or adjacent to the site. The 2017 Aragon Geotechnical report concluded that the chances for direct surface fault rupture affecting the property are extremely low. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report. County GIS

Findings of Fact:

a) The Project site has low probably to be subjected to seismic-related ground failure, including liquefaction. The 2017 Aragon Geotechnical report concluded that some of the site contains- minor construction debris fills to approximately 4 feet deep (apparently from the 1980s), with bedrock occurring at 5 feet or less. Grading techniques include remedial removal of the minor fills, placement of clean compacted fill in those locations, and use of the most current seismic bracing for building design. The project would be required to comply with the techniques listed in the geotechnical report and would require review and approval by the County. According to Riverside County Map My County, the project site is not in an area known to liquefaction hazards. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report Geology Report. Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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

a) Although the site is not located within an Alquist-Priolo or Riverside County Fault Zone, the site could be subject to strong ground shaking due to the presence of active faults in the region that may generate earthquakes on local to distant sources during the lifespan of the Project (Aragon Geotechnical, February 7, 2017). The Project will be required to implement all seismic design requirements contained in the current edition of the California Building Standards Code (CBSC). Seismic design criteria account for peak ground acceleration, soil profile, and other site conditions and are intended to protect public safety and minimize property damage. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Preliminary Geotechnical/investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) The Perris region has not yet been evaluated by the California Geological Survey for State-delineated "Zone Required Investigation" for land-sliding and liquefaction potential. According to the Aragon Geotechnical report (February 7, 2017), land-sliding is not a hazard due to flat site gradients and long distances to steeper slopes with rockfall runout potential. Furthermore, the site appears to be free of natural features associated with gross instability of slopes. Local surface gradients are very gentle. The Aragon Geotechnical report (February 7, 2017) cited that the geotechnical investigation found no evidence of existing landslides on or near the subject site. Steeper natural slopes are distant, and in any event composed of high-strength crystalline rocks not normally considered highly susceptible to deep-seated mass movements. The Aragon Geotechnical report stated that the Project should not be adversely affected by gross instability in the on- or off-site local soil or bedrock materials. Additionally, surficial fill slope stability was calculated according to Riverside County Transportation and Land Management guidelines modeling a 4-foot-thick saturated zone parallel to the slope surface. Internal friction and cohesion values were based on AGI Laboratory tests for blended clayey surficial soils. A surficial stability factor of safety of 2.42 was obtained for a 2:1 infinite slope model exceeding the minimum-required factor of safety of 1.5. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. 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(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” “Documented Subsidence Areas Map,” Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) Liquefaction and subsidence susceptibility maps have been prepared for western Riverside County as a part of the County General Plan. Local safety element maps place the study area in “non-susceptible” liquefaction and subsidence hazard classifications. Crystalline bedrock is immune to these phenomena. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) The Project is not subject to other geologic hazards, such as seiche, mudflow, or volcanic hazard because these types of hazards do not exist on site or within adjacent areas. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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

a- c) The Project will be graded to maintain the existing slope and features, and no slope will be created that will be greater than 2:1 on the subject property. The Project components include a subsurface sewage disposal system, therefore, grading will not impact or negate the constructability of the subsurface sewage disposal system.

However, the Aragon Geotechnical report (February 7, 2017) notes that large boulders/bulk-rock masses that make standard grading difficult and which are commonly found within the granitic substrate throughout Riverside County, likely also underlay the Project site.

The Aragon Geotechnical report notes that while the bulk-rock masses are expected to be easily excavated, non-rippable hard core stones can occur randomly in almost any weathered-rock location (cut pads, basins, transition over excavations, utility trenches, and retaining wall footing excavations). For the Project site, Aragon Geotechnical noted that core stones may be absent or uncommon and, if present, small and isolated. Small core stones may often be handled by excavating the surrounding friable rock and extricating the core stones, followed by simple backfilling of resulting cavities. However, larger core stones may need hydraulic breakers or even spot blasting to reduce or remove very large embedded rocks. Where blasting is impractical or not allowed, other non-blasting excavation methods such as chemical cracking agents.

Engineered grading will at a minimum conform to the requirements of the California Building Code (CBC) and Riverside County Ordinance 457. Despite potential boulder issues, the project site's terrain is not considered hilly and does not contain steep slopes. The majority of the site would be left untouched by grading and in its natural condition. Drainage will continue to flow its natural course. Grading of the building pad would not substantially change the topography or ground surface relief features because most of the site will remain untouched. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Proposed Church Facility – The Gathering Place, 20851 Kelly Lane (APN:319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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 has the potential to result in the short-term loss of topsoil during construction due to runoff and soil erosion. However, state and federal requirements require preparation of a Storm Water Pollution Prevention Plan (SWPPP) to establish erosion and sediment controls and identify Best Management Practices (BMPs) intended to limit erosion and runoff from the Project site. The Project must also comply with the National Pollution Discharge Elimination System (NPDES) regulations. With compliance with these state and federal regulations, the impacts will be less than significant.

b) Soils at the Project site have low plasticity and low expansion potential (Aragon Geotechnical, February 7, 2017). Therefore, the structural areas within the Project area do not have expansive soil which would pose a substantial risk to life or property, and impacts will be less than significant.

c) The Project includes the construction of a septic system, and soils have been tested as suitable for use as a septic system. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): 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 has moderate susceptibility to wind erosion and blowsand, based on Riverside County General Plan Figure S-8. The Project will comply with SCAQMD regulations regarding fugitive dust. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

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 will comply with South Coast Air Quality Management-District guidelines. Due to the nature of the project as church facility that will be used part-time, the project would implement energy efficient building practices subject to the CBC reducing greenhouse gas emissions. Therefore, the project will not generate significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts will be less than significant.

b) The Project qualifies as a "small project" as defined in the County's CAP. Therefore, the Project does not have to complete the Project Screening Tables and is consistent with the County's CAP; impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
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 (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Source(s): Project Application Materials

Findings of Fact:

a) Some hazardous materials that could be used during the construction of the Project facilities and may include gasoline, diesel fuel, oil, solvents, and lubricants associated with heavy equipment and other vehicles. These materials will be transported, used, and disposed of in accordance with applicable laws, regulations, and state and local protocols designed to protect the environment, workers, and the public. No acutely hazardous materials (as defined in Title 22 Cal. Code Regs. § 66260.10) will be used for the project. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous materials will be less than significant. No hazardous materials are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated to be transported during the operations of the church Project. Impacts will be less than significant.

b) Limited quantities of hazardous materials will be used during construction of the Project construction including, gasoline, diesel fuel oil, solvents, and lubricants associated with the heavy equipment and vehicles and used for operation and maintenance activities. Reasonably foreseeable upset and accident conditions may include minor spills and/or drips. However, the Project applicant will utilize licensed contractors who are trained to properly prevent and clean up minor spills, as well as familiar with protocols to manage larger spills should they occur. Therefore, the impact of risk of upset by a potential release of hazardous waste is less than significant. Impacts will be less than significant.

c) The proposed Project includes improvements to Kelly Lane from the Project site, east to Brown Street, which connects to major thoroughfares and highways that access all parts of the County. Residents of the Project vicinity can also benefit from the improved roadway in the event of an emergency. Impacts will be less than significant.

d) The closest school to the Project is the Columbia Elementary School at 21350 Rider St., located approximately 0.6 mile northeast of the Project site. Therefore, there are no schools located within one-quarter mile of the proposed Project site. There will be no impacts.

e) The proposed Project site is not on a list of hazardous materials sites, or near any sites (DTSC, Envirostor Database). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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"/>
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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding. As such, the Airport Land Use Commission Director has found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

c) The Project is approximately 4 miles southwest of March Air Force Base and approximately 7 miles northwest of the Perris Valley Airport. There will be no impacts.

d) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<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
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): 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) Activities associated with the construction and operation of the proposed Project would include grading and site preparation, and operations include adding approximately 2.5 acres of impervious surfaces to the site. These activities have the potential to release pollutants and silt off-site during rainfall events. The discharge of storm water is regulated under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm water Sewer System (MS4) permit by the Santa Ana Regional Water Quality Control Board (RWQCB). Compliance with regulatory actions will reduce impacts resulting from construction as the Project is required to prepare a Storm water Pollution Prevention Plan (SWPPP) pursuant to the statewide General Construction Permit issued by State Water Resources Control Board (SWRCB) for construction projects. As required, the Project will incorporate BMPs to minimize potential runoff and erosion during construction and post-construction storm water development plans to address operational controls. Impacts will be less than significant.

b) Although the construction of the proposed Project will result in an increase in impervious surfaces at the Project site, there is currently no groundwater recharge at the Project site and the site has a low potential for infiltration. Storm water will be collected in an on-site retention basin where water will be allowed to percolate into the ground (Figure 4). Water service at the Project site will be provided by the Eastern Municipal Water District (EMWD), which relies on water supplies from both groundwater and imported water from Metropolitan Water District. Therefore, operation of the proposed facility will not rely on groundwater supplies and will have a less than significant impact on groundwater supplies or recharge activities. Impacts will be less than significant.

c) The site is relatively flat, and there are no drainage features on-site (refer to Biological Resources Analysis in this document). Existing area drainage generally flows from south to north. Surface flow will direct flow to the north of the site, ultimately draining into landscaped areas and proposed on-site retention basin on the northeast side where it will percolate into the ground (Figure 5). The retention basin is designed to handle all of the storm water anticipated for the site. In the event of a storm water overflow, the water will flow onto Kelly Lane, which will be graded to drain toward Brown Avenue to the east. Impacts will be less than significant.

d) The Project result in substantial erosion or siltation on-site or off-site because the Project construction and operations will have Best Management Practices (BMPs) in place to minimize and control siltation during Project grading and operations. Additionally, part of the project is to pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project entrance. The road is currently a dirt road, badly rutted from storms. Paving Kelly Lane will eliminate the silt that is generated and carried from Kelly Road to other roadways and private property. Impacts will be less than significant.

e) The site gradient is relatively flat. The Project will add approximately 2.5 acres of impervious surface to the Project area. The site is relatively flat, and the existing drainage predominately flows from south to north across the proposed Project site. Post-project elevations and gradient will remain similar to current conditions, with impervious surfaces graded to direct surface flow into landscaped areas and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the retention basin on the northeast corner of the parcel. The retention basin is designed to capture all of the site storm water flows. Therefore, because the site will retain its existing relative flat gradient, the Project will not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Impacts will be less than significant.

f) The Project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because there is currently no public storm water collection system within the vicinity due to the rural nature of the area. All storm water is handled on site and through percolation of open lands. Should the County of Riverside construct a public sewer system in this area, flows from the Project will have been planned into the future system sizing. Impacts will be less than significant.

g) The Project will not impact any streams or lakes, nor is the Project within a 100-year flood plan; therefore, the Project will not impede or redirect flood flows. Impede or redirect flood flows. There will be no impacts.

h) FEMA has identified the site as being within Flood Zone X, an area determined to be outside of the 0.2 percent annual chance floodplain (FIRM Panel 1410, Map 06065C1410G, and August 28, 2008). Therefore, the Project is not within a flood hazard zone or zone. The site is not located near a coastal area or near a seiche zone. There will be no impacts.

i) The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the Project construction and operations will comply with the all applicable regulations including a Project SWPPP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Project is not within a General Plan policy area. The site is zoned W-2-M, and churches are an acceptable use within that zone with approval of a Plot Plan. The Project is within the Mead Valley Area Plan, but not within any policy areas within the plan. 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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b) The Project will not divide the physical arrangement of the community. Parcel Map No. 37293 would subdivide the existing 10 acres into two (2) five acre parcels. On Parcel 2 of the proposed parcel map, a project entitlement of a church to be constructed, situated in a rural residential area, where large lot sizes (5 acres or more) dominate the area. The church may also serve as a gathering place for community events. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
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) Potentially 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(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined. Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

b) The Riverside County General Plan does not contain any "locally important mineral resource recovery sites." The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

c) There are no mines or quarries on site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<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) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The Project is within an airport land use plan of the March Air Reserve Base. The project is approximately 4 miles southwest of March Air Force Base, furthermore the project is approximately 7 miles northwesterly of the Perris Valley Airport. The project would not expose people residing or working in the project area to excessive noise levels. Impacts will be less than significant.

b) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Land uses that are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL) represents a 24-hour A-weighted sound level average (dBA from morning to midnight where sound levels during the evening hours 7:00 p.m. to 10:00 p.m. have an added 6db weighing, and nighttime hours of 10:00p.m. to 7:00 a.m. have an added 10 dB weighing. Table)-1 of the Riverside County General Plan identifies that an acceptable level of community noise exposure for a church is calculated as approximately 70 CNEL. Project decibels will generally occur on Sundays between 8 a.m. and 1p.m. and on Wednesday evenings between 5 p.m. and 10 p.m. Special events will generally end before 10 p.m. The closes receptor is a single family residence located approximately 300 feet north of the proposed sanctuary where most noise-producing activities such as music and singing, will occur. Therefore, because the activities will occur during times of day where daily activities from residents will occur and due to the distance of the closest receptor, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Temporary ground-borne vibration and noise is anticipated to occur only during construction, the times of which will conform to the County's standard for construction activities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation or directly or indirectly destroy a unique paleontological resource, site, or unique geologic features. The project has been conditioned to address any fossil remains if encountered during site development. This is a standard condition of approval and not considered mitigation per CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

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

a) There is currently a dwelling on the existing 10 acre property. Through Parcel Map No. 37293 the 10 acres would be subdivided into two (2) 5 acre parcels. Parcel 1 will consist of the existing dwelling and Parcel 2 would consist of a proposed church under Plot Plan No. 26257. No displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) Based on the size of the proposed Project and the amount of readily available labor in the Project vicinity, it is anticipated that most workers at the site during both construction and operation of the proposed Project will already reside in the area. There will be no impacts.

c) The Project proposes to construct a small church facility (i.e. less than 100 people attending), which is an allowed use under the W-2-M zoning with approval of a Plot Plan, therefore, any incremental population increases as a result of the proposed Project would have been accounted for in the County's General Plan and all applicable regional plans, such as the Southern California Council of Governments Regional Transportation Plan and Sustainable Communities Strategy (SCAG RTP/SCS). Additionally, the Project will pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project site. The roadway is accessible to current residents within the Kelly Lane area, and paving only 1,000 feet of the roadway will only enhance the quality of life for residences currently living along Kelly Lane, and will not increase demand for living within this area. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The church building would be equipped with fire sprinklers and apparatus as required by the Riverside County Fire Marshall. No new fire stations will be required to be constructed as part of the Project. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Furthermore, the existing dwelling is currently serviced by the Riverside County Fire Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff Department provides law enforcement services within unincorporated Riverside County. The closest sheriff station to the project site is the Riverside County Sheriff's Perris Substation located at 137 N. Perris Blvd. Suite A, Perris, CA; located approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project is a church facility with occasional special events that will be suitable for the neighborhood and that align with the values of the church. The project law enforcement needs are anticipated to be handled with the existing Riverside County Sheriff resources and substation. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible 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. Furthermore, the existing dwelling is currently serviced by the Riverside County Sheriff Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The Project is located in the Val Verde Unified School District. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed church. The project is a church facility and will not require school services or interfere with educational resources. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling than what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring library services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling than what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring health services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
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35. Parks and Recreation				
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a) 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) Increase the use of existing neighborhood or regional parks or other recreational facilities such that	<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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substantial physical deterioration of the facility would occur or be accelerated?

c) Be 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): 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

Findings of Fact:

a) The proposed Project does not include recreational facilities. The Project does not require construction or expansion of recreational facilities because it will not create population growth in the area as there are no residential uses proposed as part of the project. Workers and church patrons will already reside in the area. Additionally, the project is consistent with the land use pattern already envisioned for the area per the General Plan. There will be no impacts.

b) The Project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project on Parcel 2 is to construct and operate a church in which workers and patrons already live in the area. No residential uses are proposed that would increase population such that the use of existing park and recreation facilities would be deteriorated. There will be no impacts.

c) The Project is not located in a Community Service Area or recreation and park district with a Community Parks and Recreation Plan. The Quimby fees would be a condition of approval on the Parcel Map and may not be required for the commercial development. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) The proposed Project does not include construction or expansion of a trail. The project is to construct and operate a church within a rural residential area. There are no trails near the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The Project is not within a Circulation Element Right of Way, and it is only accessed via local roads within the rural residential area in which the Project is situated. The Mead Valley Area Plan does not identify that any of the roadways serving the project will be used for transit, bicycle, and pedestrian facilities. There will be no impacts.

b) CEQA Guidelines section 15064.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, which refers to the amount and distance of automobile travel attributable to a project. The Project site is located approximately 0.36 mile from a transit stop along Rider Street to the northeast, 0.35 mile from a transit stop along Brown Street to the northeast, 0.29 mile to the Sovereign Grace Community Church on Oakwood Street to the northeast, 0.27 mile to the Columbia Elementary School to the northeast, 0.76 mile to the Riverside County Fire Station No. 59 on Pinewood Street to the northeast, and in close proximity to many other destinations (grocery stores, post office, churches, libraries, transit stops, etc.) within the surrounding community. Most of the destinations are under one half mile from the Project site. Because of the nearby locations of the destinations described above, visitors of the Project during operation would not require extensive travel in vehicles or other modes of transportation to access the destinations. The close proximity of the transit stops would provide alternative transportation opportunities for visitors traveling to and from the Project site. Furthermore, to reduce VMTs, the Proposed project could implement reduction measures such as by providing reserved preferential parking spaces for ride-share, carpool and ultra-low or zero emission vehicles. The Project could also provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpool. The Project could also include adequate passenger waiting/loading areas on site. The Project will be required to pay development impact fees which would contribute to local capital improvement projects, which may include improvements to multimodal infrastructure that would promote multimodal transportation opportunities. Based upon this qualitative review, the proposed Project is not expected to cause a significant impact to VMT. Because of the close proximity to numerous destinations and the opportunities that are available to potential site visitors, implementation of the proposed Project would not be in conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following discussion is presented to demonstrate consistency with the County of Riverside's General Plan and is not considered as transportation impacts potentially caused by the Project:

The Project area and site is not subject to any congestion management program due to the rural nature of the Project location. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC Pavement Street with a dirt shoulder. No improvements are proposed for this street.

Kelly Lane is the frontage street and main access to the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32-foot-wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

Brown Street can be accessed by numerous local roads, and the main Arterial Roadway, Cajalco Road. The low number of vehicles that will frequent the site will not decrease the level of service of any of the roadways to the site. Impacts will be less than significant.

c) The Project proposes to pave approximately 1,000 feet of Kelly Lane from Brown Street to the project site. The roadway is straight, and no curves are proposed. Therefore, the project will not increase hazards due to the geometric design features or incompatible use. Impacts will be less than significant.

d) Kelly Lane is a County-maintained Road. Once Kelly Lane is paved as part of the Project, the County of Riverside will maintain it. However, it is only approximately 1,000 feet, and adjacent to Brown Street, an existing County-maintained road. Impacts will be less than significant.

e) The Project exists in a rural area, and the Project site is large enough to stage and store equipment during construction. Equipment transportation will be temporary. Construction along Kelly Lane may occur over approximately one week, and traffic control in accordance with all applicable regulations will be in effect. Because impacts will be temporary, impacts will be less than significant.

The Project will not result in inadequate emergency access or access to nearby areas. Paving a portion of Kelly Lane associated with the project will assist with the response service times in that emergency vehicles will have a developed road in which to access the project site as well as the immediate surrounding neighborhood. The project will also install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane, to provide clear directional signage.

All parking will be on-site, and no parking along Kelly Lane is foreseen. Parking is designed to comply with the Riverside County Ordinance 348, Section 18.12. The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the project applicant and project civil and architectural designers do not foresee any events that might exceed the current parking plan, the building is being developed on a 5-acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 5-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact:

a) The proposed Project will operate as a church facility and will not be new source of population growth. Thus, the proposed Project will not substantially increase the use of bike trails in the project vicinity. There are no bike trails in the project vicinity. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES 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, or 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:

39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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)?				
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, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on May 22, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Project exhibits and the EIC record search results were provided to Pechanga on June 28, 2017 and August 21, 2017. The project was also discussed during a meeting on January 26, 2018. The tribe expressed concern that there is the potential for subsurface resources to be present and recommends monitoring by an archaeologist as well as a Native American monitor during grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba also requested consultation and on July 18, 2017 consultation was initiated during a face-to-face meeting. Soboba requested to be provided with the EIC record search results. These were sent to the tribe on August 21, 2017. A follow-up meeting was held on November 22, 2017 in which the tribe provided information and told Planning that the area was sensitive for tribal cultural resources and recommended monitoring during ground disturbing activities.

Both tribes were provided with the final conditions of approval on November 20, 2018 and asked to respond with any further comments, concerns or recommendations. To date, there have been no responses.

No specific tribal cultural resources were identified during consultation for this project. Nevertheless, because there are recorded resources in the vicinity, the project has been conditioned for archaeological and Native American monitoring to insure that any subsurface resources are identified and handled in an appropriate manner. As such, impacts in this regard are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project includes provisions for on-site septic system and storm water infrastructure due to public wastewater and storm water infrastructure in the project area. The project will construct a new water line within Kelly Lane from Brown Street, to connect to the municipal water system. Impacts will be less than significant.

b) The Project site will be served by Eastern Municipal Water District (EMWD), which obtains its water from the Metropolitan Water District of Southern California, who imports water from Northern California before treated at the Henry J. Mills Water Filtration Plant in Riverside, CA. EMWD issued a "Will Serve" letter indicating that it has sufficient existing and planned water supplies to serve the proposed project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) No public wastewater system exists in the Project area. Therefore, the project includes construction of on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will be less than significant.

b) The Project includes construction on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction 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(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) According to the Riverside County Waste Management Department (RCWMD), the Project site lies within the service area of the El Sobrante, Lamb Canyon, and Badlands landfills, which can accept solid waste generated by project. Both the Badlands and Lamb Canyon landfills are permitted to accept 5,000 tons/day from Riverside County and the El Sobrante landfill is permitted to accept 16,000 tons per day. The County anticipates that none of these landfills will close before 2022. Thus, these landfills have sufficient capacity to serve the Project.

Further, the California Green Building Standards Code (CGBSC) requires projects involving construction to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or waste generated onsite. Additionally, the project would be required to comply with all applicable federal, state, and local solid waste-related statues and regulations. Through compliance with applicable policies and the project's relatively small size, waste generated during project construction and operation will not significantly contribute to the exceedance of permitted capacity at any designed landfills. Therefore, landfills that would serve the project have sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

b) The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by and after the year 2000. The proposed project is regulated by federal, state, and local government and would be required to comply with all statues and regulations related to solid waste. Therefore, through compliance with existing policies and project review by Riverside County, the impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-c) Implementation of the proposed Project will require the construction of electrical, gas, and communication facilities. Electrical service will be provided by Southern California Edison; natural gas will be provided by Southern California Gas Company; and communication systems (telephone and television service) services will be provided by AT&T and Time Warner Cable, respectively. These companies already have existing infrastructure to serve the project site and impacts will be less than significant.

d) The Project is located in County Service Area No. 117 – Lighting. However, there are no streetlights along Kelly Lane or Brown Street, and no street lights are proposed to be installed as part of improvements to Kelly Lane. Therefore, there will be no impacts.

e) As part of the Project, and approximate 1,000 foot section of Kelly Lane between Brown Street and the site entrance will be improved with pavement. Kelly Lane is currently a dirt roadway. Paving this portion of the roadway will make it easier for the County to maintain this section of the roadway because pavement requires less maintain than the constant grading of the existing dirt road. Therefore 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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f) No other governmental services are proposed or needed for the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a) The County of Riverside Emergency Management Department develops and maintains numerous plans for specific hazards or essential service functions that require planning and coordination to implement developing. The County of Riverside also maintained the Multi-jurisdictional local hazard mitigation plans and maintains mutual aid agreements with federal state local agencies and the private sector to assist in emergency planning. The project is allowed within the sites current zoning upon approval of a Plot Plan. During the building and plot plan approval process the project design will reviewed for consistency with emergency and evocation plans therefore because the project will be reviewed and conditions to meet all applicable standards, there will be less than significant impacts.

b) The Project site and surrounding is relatively flat, there are no slopes or other factors that would exacerbate wildfire risk or expose project occupants to wildfires. Therefore impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project will pave approximately 1,000 feet of Kelly Lane, between Brown Street and the project site entrance. Road construction will include providing underground utilities (water, communications, etc.). Electrical infrastructure is existing above-ground and relocation of the existing powerlines is not required. The construction will be in accordance with common industry standards, and will not pose a special risk to the area. Therefore there is less than significant impacts.

d) The Project site is relatively flat, and the Project grading elevations will be consistent with the surrounding land. The project will not create slopes that, subject: to wildfires, could increase downslope flooding or landslides. There will be no impacts.

e) The proposed Project site is located in an area that has a "moderate" fire hazard classification. Buildings on the project site will be designed according to the requirements outlined in the current California Fire Code, as amended by the county ordinance no. 787 to more accurately reflect development and climatic conditions within the County. Therefore through compliance with standards building code impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. 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, substantially 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?

Source(s): 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. Based upon the Biological and Cultural/Tribal Cultural Resources analyzed in this document, the project would be required to adhere to County Conditions that would reduce impacts to less than significant levels.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Due to the relatively small size of the project, and through the analysis conducted throughout this document, no impacts are anticipated to occur.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based upon analysis throughout this document, impacts were determined to be less than significant or would have no impact. Therefore, impacts are considered 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 92501

Revised: 9/23/2020 3:33 PM
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

09/23/20, 12:49 pm

PM37293

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37293. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37293) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 ND - Project Description & Operational Limits

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map, dated May 28, 2019.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37293 is a proposal for a Schedule H subdivision of a 10.1 acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. Plot Plan (PP) 26257, which is a proposal for a church on a portion of Parcel 2, is being processed concurrently. This church proposal was previously reviewed by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2

0010-Planning-MAP - GEO02555 ACCEPTED

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 concluded: 1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site. 2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site. 3. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden,

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****0010-Planning-MAP - GEO02555 ACCEPTED (cont.)**

or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the partly filled swale through the site, and might reach 7 or 8 feet deep. 5. A maximum (benched) gradient of 3:1 shall be maintained between the deepest and shallowest fill within a building envelope. 6. Overexcavation limits should extend a minimum of 5 feet outside of the building envelope.

GEO No. 2555 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2555 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 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.

Planning. 3**0010-Planning-MAP - LOW PALEO**

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LOW PALEO (cont.)

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LOW PALEO (cont.)

data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 4

0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5

0010-Planning-MAP - ORD 810 OPN SPACE FEE

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. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

Planning. 6

0010-Planning-MAP - ORD NO. 659 (DIF)

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 6 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)**

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division.

Planning. 7 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 8 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

Planning. 9 0010-Planning-MAP - PRESERVE NATIVE TREES

The existing native specimen trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 10 0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the W-2 zone.

Planning-All**Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST**

The land divider 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 the approval or conditional approval of this project.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 Gen - Planning-4 General – Hold Harmless

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

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

Prior to the installation landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using. 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 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.

Transportation. 2 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
4. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
6. The Project shall obtain approval of street improvement plans from the Transportation Department.
Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
7. Improvement plans for the required improvements must be prepared and shall be based upon a design

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 Gen - Transportation (cont.)

profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Fire

050 - Fire. 1

0050-Fire-MAP-#7-ECS-HAZ FIRE AREA

Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in a Moderate Fire Hazard Severity Zone in the State Responsibility Area of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

Flood

050 - Flood. 1

0050-Flood-MAP ADP FEES

Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2

0050-Flood-MAP SUBMIT ECS & FINAL MAP

Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

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50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

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50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS (cont.) Not Satisfied

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the W-2-M-1/2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Survey

050 - Survey. 1 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 Easement Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Plan: PM37293

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50. Prior To Map Recordation

Survey

050 - Survey. 3 Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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.

Transportation

050 - Transportation. 1 Aggregate base improvement Not Satisfied

Kelly Lane along project boundary shall be improved with 32 feet of Class-III, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60' (30' on the project side and 30' on the other side of the centerline) full-width dedicated right-of-way as directed by the Director of Transportation.

050 - Transportation. 2 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PP26257.

050 - Transportation. 3 Off-Site Access Improvement Not Satisfied

An off-site access road to the nearest maintained for the public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 30 foot graded section within the existing 30 foot half-width dedicated right-of-way as approved by the Director of Transportation. The project proponent will be required to provide the appropriate environmental clearance for said off-site access improvements prior to recordation or the signature of any street improvement plan.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintained Brown Street.

050 - Transportation. 4 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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60. Prior To Grading Permit Issuance
BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security with the Transportation Department.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map (PM) 37293 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied
County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. 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, 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 paleontological resources.

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 6 0060-Planning-MAP - GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 7 0060-Planning-MAP - PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the northern front half of Parcel 2 for the church facility. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied

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 Grading 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.

Plan: PM37293

Parcel: 319240004

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 **0080-Fire-MAP - FIRE FLOW** **Not Satisfied**

Prior to building permit issuance, the applicant or developer shall provide a water supply for fire protection. The system shall be capable of providing fire flow in accordance with the California Fire Code and Riverside County Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code.

080 - Fire. 2 **Prior to permit** **Not Satisfied**

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 3. The project is located in the "SRA Moderate Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 **0080-Flood-MAP ADP FEES** **Not Satisfied**

Parcel Map (PM) 37293 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 **0080-Planning-MAP - UNDERGROUND UTILITIES** **Not Satisfied**

All utility extensions within a lot shall be placed underground.

Plan: PM37293

Parcel: 319240004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

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

Transportation

090 - Transportation. 1 Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

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.



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

Juan C. Perez
Agency Director



09/23/20, 2:45 pm

PP26257

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26257. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26257) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 ND - Project Description & Operational Limits

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

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

- Exhibit A & G (Site Plan), dated May 28, 2019.
- Exhibit B (Elevations), dated February 27, 2017.
- Exhibit C (Floor Plans), dated February 27, 2017.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 5, 2018.
- Exhibit P (Photometric Plan), dated February 14, 2017.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

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.

This project is located in a moderate high fire area. Plans

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

will be required to follow Chapter 7A guidelines of the California Building Codes.

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.

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

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26257 is a proposal for a church on a portion of a 10.1-acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. The project is proposed on Parcel 2 of Tentative Parcel Map (PM) 37293, which is a proposal for a Schedule H subdivision of the same 10-acre site and being processed concurrently. This church proposal was previously reviewed

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

The addition of impervious area associated with the development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per impervious acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - GEO02555 ACCEPTED**

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 concluded: 1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site. 2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site. 3. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden, or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 8****0010-Planning-USE - LOW PALEO (cont.)**

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

ALUC Conditions

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 ALUC Conditions (cont.)

- 6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-12172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
- 7. The maximum height of the proposed structure to top point shall not exceed 20 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,757 feet above mean sea level.
- 8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
- 9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 20 feet in height and a maximum elevation of 1,757 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- 10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893

Planning-All

Planning-All. 1 Gen - Planning-4 General – Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map or Plot Plan; 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 Tentative Parcel Map or Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 Gen - Planning-4 General – Hold Harmless (cont.)

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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

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

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 0010-Transportation-USE - Traffic Management Plan

The following Traffic Management Plan was prepared by the applicant/engineer for PP26257.

- 1. Ingress/Egress a. On-site circulation during day-to-day operations: i. Primary services will occur on Sunday morning between the hours of 9am and 12pm, with an additional bible study session on one weeknight between 7pm and 9pm. There will be no staff on site when bible studies and Sunday service are not in session.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)

b. Proposed improvements will be: i. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC pavement street with a dirt shoulder. No improvements are proposed for this street. ii. Kelly Lane is the frontage street for the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32 foot wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half-width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

2. Parking Parking shall comply with the Riverside County Ordinance 348, Section 18.12. In cases where parking capacity is expected to exceed the maximum due to a special event, provisions shall be made for offsite parking with shuttle service. Explain how the project will satisfied its parking requirement and provide details on the provisions that will handle the overflow parking. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the Gathering Place developers, staff, pastor and congregation do not foresee any events that might exceed their current parking plan, the building is being developed on a 10 acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

3. Hours of Operation/Average number of visitors • Traditional Sunday services are held from 9am to 12pm on Sunday's. There will be approximately 40 attendees including staff members.

• A bible study class is held on Wednesday's from 7pm to 9pm. There will be approximately 10 attendees including staff members.

4. Special Events The TMP should include traffic management strategies for events that cause a substantial increase of vehicles entering or exiting the project during a small period of time. Large weddings, concerts, festivals may exhibit this type of traffic pattern. An example of some traffic strategies could be the use of a traffic coordinators, event signage, staggered arrival/departure times, etc. The outline may also need to include parking strategies to aid traffic management such as a drop-off/pick-up zone.

The traffic and parking strategies should be implemented as part of the overall TMP. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)**

connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

5. Signage i. The property will propose to install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane.

Transportation. 3 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

9. Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 1826**

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.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

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

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

-Subscribe to a recycling service with 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.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE -IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 26257 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.60 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - STABILITY REPORT SLOPES Not Satisfied

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Planning-CUL

070 - Planning-CUL. 1 Phase IV Cultural Monitoring Report Required Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE- USE - ROUGH GRADE APPROVAL Not Satisfied

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 Grading 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.

080 - BS-Grade. 2 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. Prior To Building Permit Issuance
Planning

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS Not Satisfied

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.

080 - Planning. 3 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 6 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 7 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26257, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; 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 certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant 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, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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 Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

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**80. Prior To Building Permit Issuance
Transportation**

080 - Transportation. 4 Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PM37293.

080 - Transportation. 6 Landscape Inspection Deposit Required Not Satisfied

The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 7 Landscape Plot Plan/Permit Required Not Satisfied

The developer/permit holder shall submit Landscape and Irrigation Plans to the landscape Division of the Transportation Department.

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80. Prior To Building Permit Issuance Transportation

080 - Transportation. 8 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 9 Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 RCTD-WQ – ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 11 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 12 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Kelley Lane (project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 105, Section "C", Ordinance 461.

080 - Transportation. 13 Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE- USE - PRECISE GRADE APPROVAL Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of three (3) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for buildings shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - ORD 810 OPN SPACE FEE Not Satisfied

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 Plot Plan No. 26257 is calculated to be at a total of 2.50 net acres.

090 - Planning. 5 0090-Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 6 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 7 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26257 has been calculated to be 2.50 net acres.

090 - Planning. 9 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection Planning

090 - Planning. 10 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 2 spaces 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.

090 - Planning. 11 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of sixty-two (62) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins with lids shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscape screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 13 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

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

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed.

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Planning

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED (cont.) Not Satisfied

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure 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 Riverside County 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.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMENTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LNDSCEP INSPCTN RQRMNTS Not Satisfied
(5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 5 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure 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 landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Kelly Lane.

090 - Transportation. 7 Off-Site Access Improvement Not Satisfied

The landowner/developer shall provide a paved off-site access road to a paved and maintained road.

Said access road shall be constructed with 24' of A.C. pavement and protected shoulder within an existing 30' dedicated right-of-way (north of survey centerline) at a grade and alignment as approved by the Director of Transportation. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintain Brown Street.

090 - Transportation. 8 Part-Width Improvement Not Satisfied

Kelly Lane along the project boundary is designated as a LOCAL ROAD, and shall be improved with 32' (20' on the project side and 12' on the other side of the centerline) part-width AC Pavement, 6" concrete curb and gutter, and concrete sidewalks, within the 60' (30' project side and 30' on the other side the centerline) full-width dedicated right-of-way in accordance with Standard No. 105, Section "C", Ordinance 461.

1. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 10' parkway.
2. A driveways shall be improved per County Standard No. 207(A), Ordinance 461.

090 - Transportation. 9 Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 10 RCTD-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 11 Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

Plan: PP26257

Parcel: 319240004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 Streetlights Install (cont.)

Not Satisfied

Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 Utility Install

Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and 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

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

May 24, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: PP26257; PM37293

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we would like to initiate AB-52 consultation at this time.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Wheeler, Timothy

From: Shasta Gaughen <sgaughen@palatribe.com>
Sent: Thursday, May 25, 2017 8:45 AM
To: Thomson, Heather
Cc: Sierra, Felicia
Subject: RE: AB52 consultation

Hi Heather – I'm going to be revising our AB52 response letter for areas like Riverside so that they provide more clarity. In general, we defer to the wishes of tribes in closer proximity to the projects; in Riverside, that generally means Pechanga, Soboba, or Agua Caliente. For all the projects listed below, we do not need to have a meeting and have no specific issues to discuss, but please let us know if there are significant changes to any of the projects so that we can review them again.

Thanks,
Shasta

From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]
Sent: Thursday, May 25, 2017 8:33 AM
To: Shasta Gaughen <sgaughen@palatribe.com>
Cc: Sierra, Felicia <FSierra@RIVCO.ORG>
Subject: AB52 consultation

Hello Shasta-

I recently received a request to consult on several projects subject to AB52. Would you like any additional information on these projects or would you like to set up a meeting to discuss them?

PP26257
PM37264
GPA01205
PP26246
TR37294

Please let me know. Thank you.

Heather

Confidentiality Disclaimer

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County of Riverside California



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Desiree



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

June 6, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Scarce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson
Archaeologist
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52
FOR PP 26257, PM 37293**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 PP 26257, PM 37293
June 6, 2017
Page 2

artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 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 (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

June 19, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26257, PM37293

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,



Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and 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

Charissa Leach
Assistant TLMA Director

May 22, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

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Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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 June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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PP26257, PM37293



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - 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.



REPORT PRINTED ON... 5/22/2017 2:17:23 PM

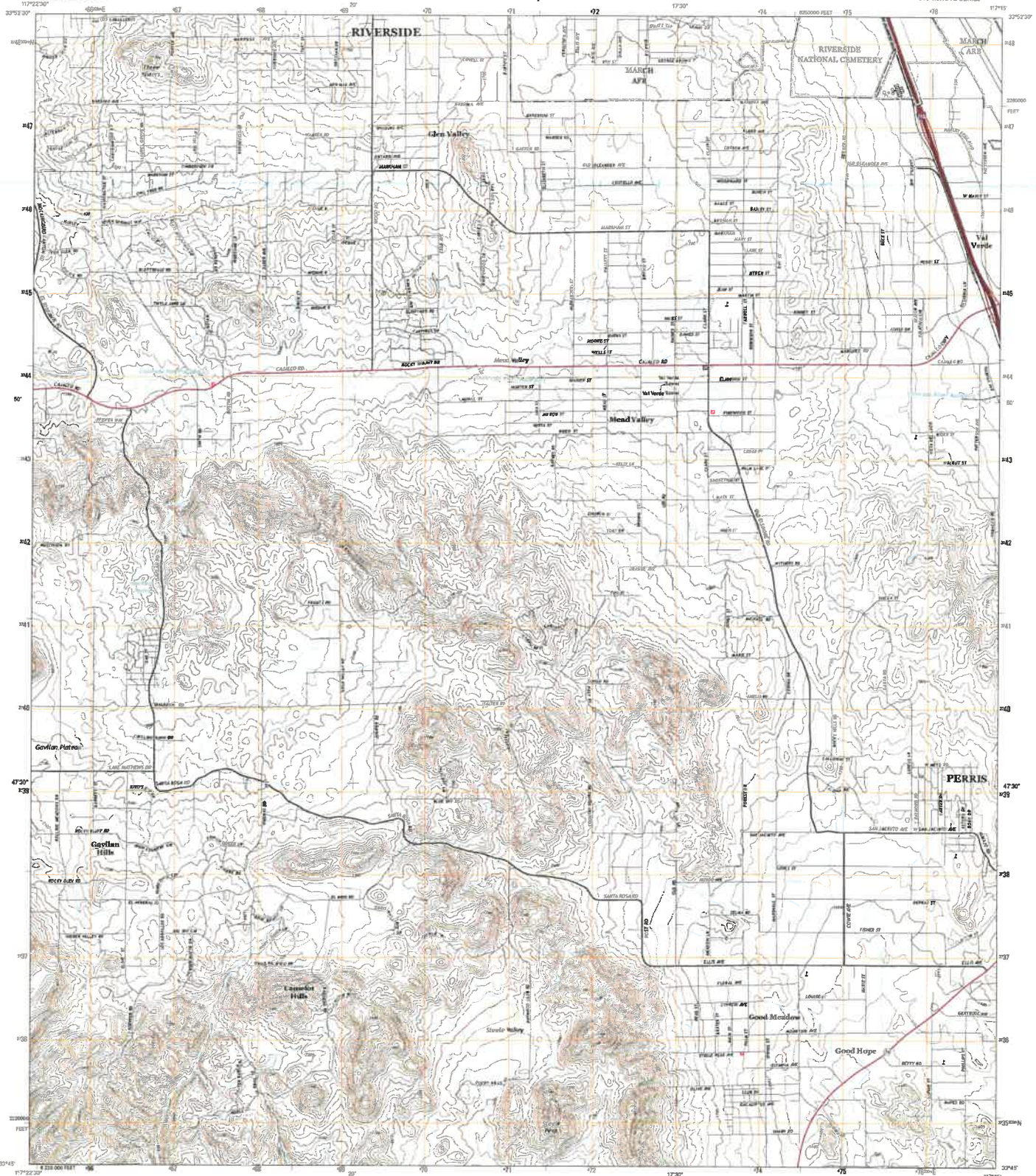
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

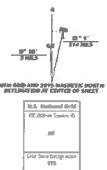


STEELE PEAK QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84), Projection and
1800-meter grid. Internal Transverse Mercator, Zone 11
18 000-foot (5491.536) California Coordinate System of 1983 (Zone 4)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
jurisdiction may not be shown. Obtain permission before
entering private lands.

Imagery: NAD83, May 2012
Base: NAD83, May 2012
Hydro: National Hydrography Dataset, 2015
Contour: National Elevation Dataset, 2010
Boundaries: Multiple sources; see metadata file F02 - 2015
Public Land Survey System: BLM, 2011



SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1983

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 2.0-15



ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Highway
- Interstate Route
- Local Consent car
- Local Road
- SR
- US Route
- State Route

STEELE PEAK, CA
2015

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



December 14, 2017

Ms. Desiree Bowdan, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
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Riverside

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Riverside

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Director
Simon A. Housman

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Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1293MA17
Related File Nos.: PP26257 (Plot Plan), PM37293 (Tentative Parcel Map)
APN: 319-240-004

Dear Ms. Bowdan:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. PM37293 (Tentative Parcel Map), a proposal to divide the above-referenced 10-acre parcel located at 20851 Kelly Lane (on the southerly side of Kelly Lane, westerly of Brown Street and easterly of a straight-line southerly extension of Mead Street) in the unincorporated community of Mead Valley into two parcels, and PP26257 (Plot Plan), a proposal to develop a 5,245 square foot church on the proposed easterly parcel.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A “Determination of No Hazard to Air Navigation” letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-12172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking

AIRPORT LAND USE COMMISSION

and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed structure to top point shall not exceed 20 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,757 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 20 feet in height and a maximum elevation of 1,757 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-12172-OE

cc: Mounir R. Girguis/Grace & Mercy (applicant/property owner)
Matlock Design Building Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1293MA17\ZAP1293MA17.LTR.doc

November 17, 2017



Attn: Jessica Morley
The Gathering Place Church
1614 E. Holt Blvd.
Ontario, CA 91761

Subject: SAN 53 – Will Serve APN: 319-240-004

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

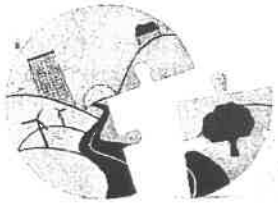
Brian A. Raines, P.E.
Civil Engineer II
New Business Department
Eastern Municipal Water District

BAR:vps

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2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Matlock Associates

Contact Person: TOM MATLOCK E-Mail: TOM.MATLOCK@matlockassociates.com

Mailing Address: 1614 E. Holt Blvd, #106
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 983-7777 Fax No: (909) 983-6600

Engineer/Representative Name: Valued Engineering, Inc.

Contact Person: Jeff Meiter E-Mail: jeff@valued-eng.com

Mailing Address: 180 N. Benson, suite A
Upland CA 91786
City State ZIP

Daytime Phone No: (909) 982-4601 Fax No: ()

Property Owner Name: _____

Contact Person: Mounir Girguis E-Mail: handcompany@gmail.com

Mailing Address: 8907 Warner Ave., #203
Fountain Valley CA 92728
City State ZIP

Daytime Phone No: (562) 201-6640 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

X Mounir R. Girquis
PRINTED NAME OF PROPERTY OWNER(S)

X Mounir R. Girquis
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 319 240 004-5

Approximate Gross Acreage: 10.15 ac.

General location (nearby or cross streets): North of Orange Ave., South of Rider St., East of Mead St., West of Brown St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A single story 5,245 sf building for a church use, including parking for 62 vehicles.

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

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	5,245	19'-6"	1	Church	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	25,575	Parking area
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): geological & geotechnical reports

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) CHRIS LAWRENCE _____ Date 5-2-2017

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1706080

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: MATLOCK ASSOCIATES \$6,037.38
paid by: CK 1022
paid towards: PM37293 RES: W/O WAIVER OF FINAL MAP
at parcel #: 20851 KELLEY LN PERR
appl type: PM04

By _____ May 08, 2017 11:39
MGARDNER posting date May 08, 2017

Account Code	Description	Amount
110983120100726350	AIR QUALITY	\$52.00
200063130100230168	CMP TRANS PLAN	\$131.00
202033100200772210	LMS SURCHARGE	\$118.38
202013100300201800	COMBINED DEPOSIT FEES	\$5,736.00

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

Additional info at www.rctlma.org

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 28, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing 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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 02, 2020,

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

APN (s) or case numbers PM37293 / PP26257 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

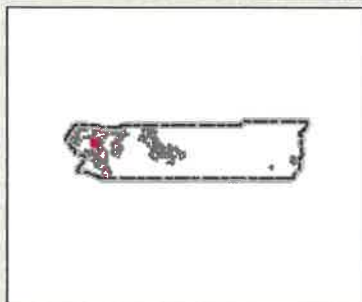
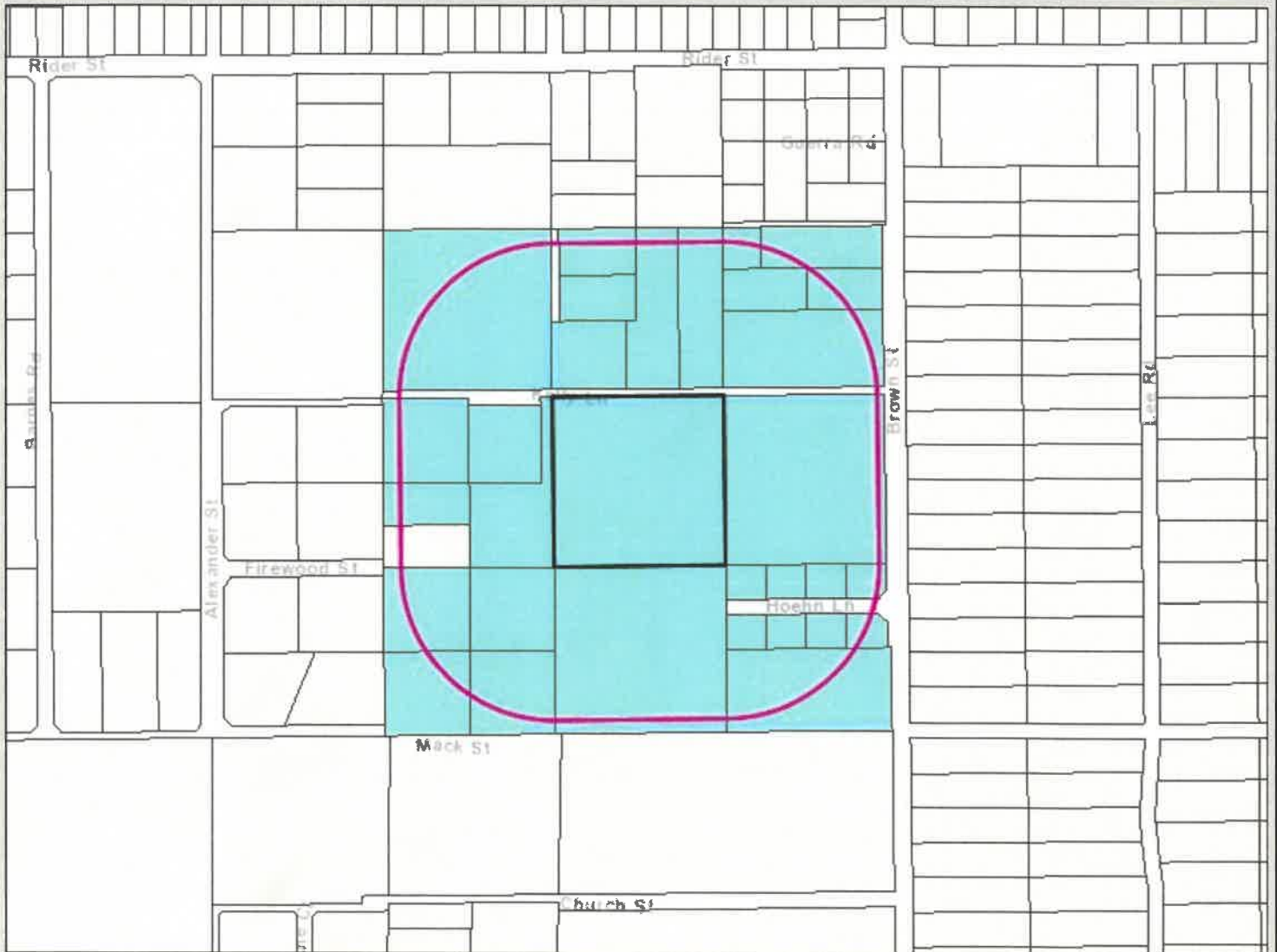
ADDRESS: 4080 Lemon Street 9TH Floor





Riverside, Ca. 92502

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

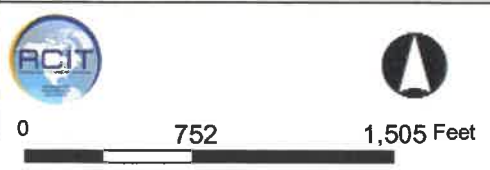
Riverside County GIS Mailing Labels

PM37293 / PP26257 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

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.

REPORT PRINTED ON...9/2/2020 1:32:19 PM

© Riverside County RCIT

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 5, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Director’s Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

319240008
SCOTT ESTATE TRUST
2681 GLENROSE AVE
ALTADENA CA 91001

319240009
ABEL JIMENEZ
20670 MACK ST
PERRIS CA 92570

319240016
JIARONG SUSAN LEE
P O BOX 283
CORONA CA 92878

319190033
SILVANO PINEDA ORTIZ
20131 BROWN ST
PERRIS CA 92570

319190051
JOHN H. YATES
20800 KELLY LN
PERRIS CA 92570

319190019
ANGELES PROP
31 CALIFORNIA ST NO E
ARCADIA CA 91006

319190032
ENRIQUE GARCIA
20139 BROWN ST
PERRIS CA 92570

319190050
BARRETT JAMES D
330 E GREENWOOD
LA HABRA CA 90631

319240042
XAVIER ARROYO
20915 HOEHN AVE
PERRIS CA 92570

319190046
EMILIO GARCIA
20120 MEAD ST
PERRIS CA 92570

319190048
LINDA VAN HAVERMAAT
20830 KELLY LN
PERRIS CA 92570

319190049
KARANDHIR SINGH GILL
18388 HIDDEN RANCH RD
RIVERSIDE CA 92508

319190052
TANGEE N. KELLY
20523 BROWN ST
PERRIS CA 92570

319240002
FERNANDO PEREZ
20695 KELLY LN
PERRIS CA 92570

319240011
ADDIE DAVIS
20835 HOEHN AVE
PERRIS CA 92570

319240040
ROBERT ZAMBRANO
20895 HOEHN AVE
PERRIS CA 92570

319240004
MOUNIR R. GIRGUIS
18030 BROOKHURST
FOUNTAIN VALLEY CA 92708

319240010
SCOTT ESTATE TRUST 2018
2681 GLENROSE AVE
ALTADENA CA 91001

319240041
HEMINGWAY HELEN L
20865 HOEHN AVE
PERRIS CA 92570

319240044
KEN L. SMITH
20890 HOEHN AVE
PERRIS CA 92570

319240005
HAMILTON EDWARD
1143 E 150TH ST
COMPTON CA 90220

319240007
SCOTT ESTATE TRUST 2018
2681 GELNROSE AVE
ALTADENA CA 91001

319240018
RAUL RODRIGUEZ
20703 KELLY LN
PERRIS CA 92570

319240025
JUAN CARRILLO
20715 KELLY LN
PERRIS CA 92570

319240027
JOSE ALFREDO C PEREZ
20705 KELLY LN
PERRIS CA 92570

319190018
SEVERA RODRIGUEZ
20159 BROWN ST
PERRIS CA 92570

319190047
SIDNEY P. GREEN
20633 NANDINA AVE
PERRIS CA 92570

319240043
JOSE ANGEL CHAVEZ
20935 HOEHN AVE
PERRIS CA 92570

319240045
ROBBIE D. SANDERS
20860 HOEHN AVE
PERRIS CA 92570

319240046
ROGELIO CAZAREZ
1125 S WILLOWBROOK AVE
COMPTON CA 90220

319240047
LILIA T. LOPEZ
20255 MURAL ST
PERRIS CA 92570

Mounir Girguis
8907 Warner Avenue, Suite 203
Fountain Valley, CA 92728

Mounir Girguis
18208 Santa Joanana
Fountain Valley, CA 92708

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

Matlock Design Build
1614 E. Holt Blvd., Ste 106
Ontario, CA 91761
Attn: Jessica Morley

Valued Engineering, Inc.
600 N. Mountain Avenue, Suite #C102
Upland, CA 91786
Attn: Jeff Meiter

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

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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.

TPM37293 / PP26257 / EA43023

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mounir Girquis

Project Applicant

20851 Kelly Lane

Address

The project site is located north of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. The address of the existing dwelling is 20851 Kelly Lane.

Project Location

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 5, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

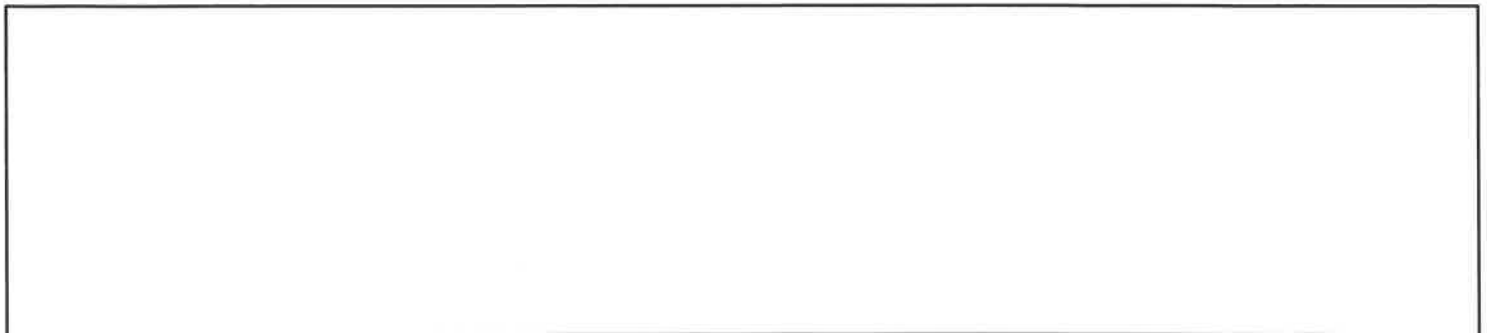
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA43023 ZCFG06393

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06393)
FOR RIVERSIDE COUNTY**



**County of Riverside
Transportation & Land Management Agency**

BILLING CONTACT / APPLICANT

Matlock Associates
1614 E Holt Blvd, Ste 106
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06393	05/08/2017	05/08/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06393	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS		
20851 Kelley Ln Perris,	SUB TOTAL	\$2,266.25

TOTAL DUE	\$2,266.25
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

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