

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

1:30 P.M.

MARCH 9, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center 4080 Lemon Street 1st Floor, Conference Room 2A Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.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.

- 1.0 <u>CONSENT CALENDAR</u>
 - 1.1 **NONE**
- 2.0 <u>PUBLIC HEARING CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:</u>
 - 2.1 **NONE**
- 3.0 <u>PUBLIC HEARING NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:</u>
 - 3.1 PLOT PLAN NO. 6956, REVISED PERMIT NO. 5 Adopt a Mitigated Negative Declaration Applicant: Visioneering Studios Third Supervisorial District Ramona Zoning District San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Location: Northeasterly corner of Stetson Avenue and Stanford Street 7.65 Gross Acres Zoning: Light Agriculture 5 Acre Minimum (A-1-5) REQUEST: The Revised Permit to the approved Plot Plan proposes to expand the existing Community Christian Church. The project will be completed in two phases. Phase I will include expanding the existing worship center building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. Phase I also includes removing three (3) existing modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi-purpose building (Building C1) with classrooms and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft.

nursery (Building B) for nursery/preschool and assembly use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sq. ft. café, a two-story 14,091 sq. ft. community center building (Building D), and a 1,440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible parking spaces for Phase I and 370 parking spaces and 8 accessible parking spaces at final build-out (Phase II). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

4.0 <u>PUBLIC COMMENTS:</u>

3.1

Agenda Item No.: J • I Area Plan: San Jacinto Valley Zoning District: Ramona Supervisorial District: Third Project Planner: Damaris Abraham Director's Hearing: March 9, 2015

PLOT PLAN NO. 6956, REVISED PERMIT NO. 5 Environmental Assessment No. 42585 Applicant: Visioneering Studios Engineer/Representative: Blaine Womer Civil Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Revised Permit to the approved Plot Plan proposes to expand the existing Community Christian Church. The project will be completed in two phases. Phase I will include expanding the existing worship center building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. Phase I also includes removing three (3) existing modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi-purpose building (Building C1) with classrooms and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft. nursery (Building B) for nursery/preschool and assembly use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sq. ft. café, a two-story 14,091 sq. ft. community center building (Building D), and a 1,440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible parking spaces for Phase I and 370 parking spaces and 8 accessible parking spaces at final build-out (Phase II).

The project is located at the northeasterly corner of Stetson Avenue and Stanford Street.

BACKGROUND:

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Plot Plan No. 6956 proposed a Church and was approved by the Planning Director in 1982.

Plot Plan No. 6956, Revised Permit (RVP) No. 137 proposed to expand the existing church in phases with new sanctuary, classrooms, gym, offices, and nursery and was approved by the Planning Director on November 7, 1994.

Plot Plan No. 6956, Revised Permit No. 3 proposed to add a 24 by 60 foot modular classroom and a 36 by 60 modular classroom to the existing church facility and was approved by the Planning Director on November 12, 1996.

Plot Plan No. 6956, Revised Permit No. 4 proposed to add a modular classroom, a church office and a multipurpose building (totaling 19,700 square feet) to an existing 12,135 square foot church facility and was approved by the Planning Director on June 17, 2002.

The project site currently has 244 existing parking spaces. The current proposal will increase the parking to 370 parking spaces at the final project build-out. The traffic study and parking analysis submitted for the project, prepared by Sasaki Transportation Services, dated October 16, 2013 concluded that while the proposed improvements for the existing church will accommodate more members in the future, the general operations will be consistent with the traffic and parking patterns that currently exist. The study concluded that no mitigation measures are needed to address the potential project related traffic impacts and showed no significant project traffic impacts.

SUMMARY OF FINDINGS: 1. Existing General Plan Land Use: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) 2. Surrounding General Plan Land Use: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the north, east, and west Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) to the south 3. Existing Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) 4. Surrounding Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) to the north and south One-Family Dwellings (R-1) and Light Agriculture -1 Acre Minimum (A-1-1) to the east One-Family Dwellings (R-1) to the west 5. Existing Land Use: **Community Christian Church** 6. Surrounding Land Use: Single family homes to the north, east, and south Hemet High School to the west 7. Project Data: Total Acreage: 7.65 Total Number of Buildings: 10 Total sq. ft. of Buildings: 71,684 Total Number of Parking Spaces: 370 8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

<u>ADOPTION</u> of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42585**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVAL</u> of PLOT PLAN NO. 6956, REVISED PERMIT NO. 5, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

<u>FINDINGS</u>: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

- 1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the San Jacinto Valley Area Plan which provides for the development of conventional single family detached houses and suburban subdivisions.
- 2. The General Plan's Land Use Element provides that residential land uses, including Medium Density Residential land use designations, accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day-care centers, libraries, and other cultural and civic uses that serve as a crucial support

element for neighborhoods and communities. The proposed church will provide a worship center for the nearby residences in the area.

- 3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the north, east, and west and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) to the south.
- 4. The zoning for the subject site is Light Agriculture 5 Acre Minimum (A-1-5).
- 5. The proposed use, a church, is a permitted use, subject to approval of a plot plan, in the A-1-5 zone, in accordance with Section 13.1.b.(2) of Ordinance No. 348.
- 6. The proposed project is consistent with the development standards set forth in the A-1-5 zone. The lot size for the proposed project site is 7.65 acres which exceeds the minimum 20,000 sq. ft. lot size requirement. The structures are set back 20 ft. from the front yard, 10 ft. from the rear yard, and 5 ft. from the side yard and meet the minimum 20 ft. front yard, 5 ft. side yard and 10 ft. rear yard setback requirements. The proposed buildings do not exceed the maximum allowable height of 50 ft. as none of the buildings exceed 35 ft. in height. In addition, the project as designed and conditioned meets the development standards for automobile storage areas.
- The project site is surrounded by properties which are zoned Light Agriculture 5 Acre Minimum (A-1-5) to the north and south, One-Family Dwellings (R-1) and Light Agriculture – 1 Acre Minimum (A-1-1) to the east, and One-Family Dwellings (R-1) to the west.
- 8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 9. The project is located within the City Sphere of Influence of Hemet. The project has been transmitted to the City of Hemet for review. No response has been received
- 10. Environmental Assessment No. 42585 identified the following potentially significant impacts:
 - a. Air Quality

d. Noise

- b. Cultural Resources
- c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Light Agriculture 5 Acre Minimum (A-1-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is clearly compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone;
 - c. An Airport Influence Area; or,
 - d. A High Fire area.
- 3. The project site is located within:
 - a. An area Susceptible to Subsidence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. The Boundaries of the Hemet Unified School District;
 - d. The City of Hemet Sphere of Influence; and,
 - e. An area with moderate liquefaction potential.
- 4. The subject site is currently designated as Assessor's Parcel Number 449-250-028.

DA:da

Y:\Planning Case Files-Riverside office\PP06956R5\DH-PC-BOS Hearings\DH-PC\PP06956R5.Staff Report.docx Date Prepared: 12/11/14 Date Revised: 02/06/15

JOHNSTON AVE AINSLE CT . STETSON AVE **Riverside County TLMA GIS** Selected parcel(s): 449-250-028

PP06956R5

LEGEND

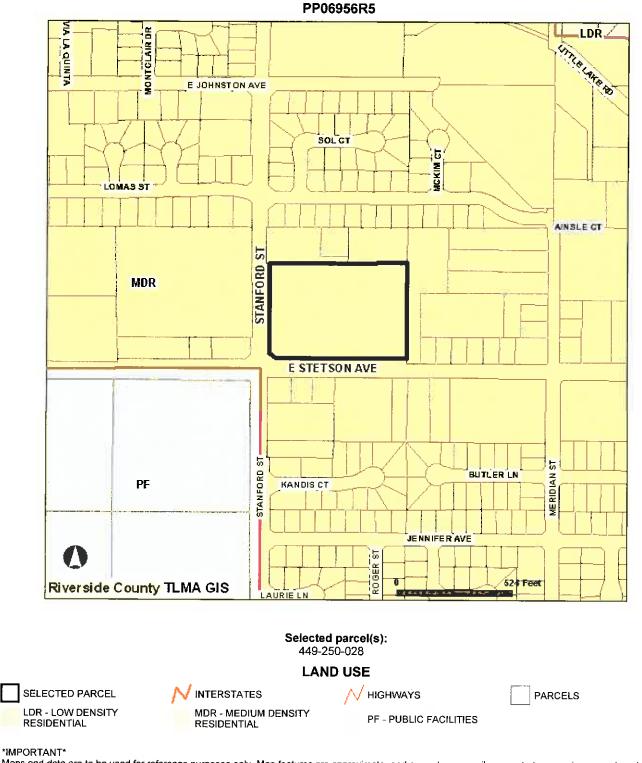
SELECTED PARCEL

PARCELS

IMPORTANT

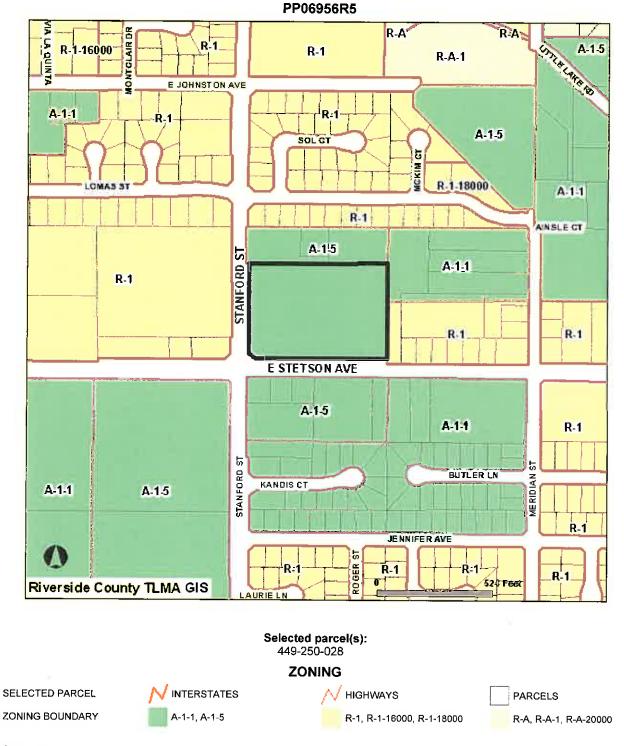
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IMPORTANT

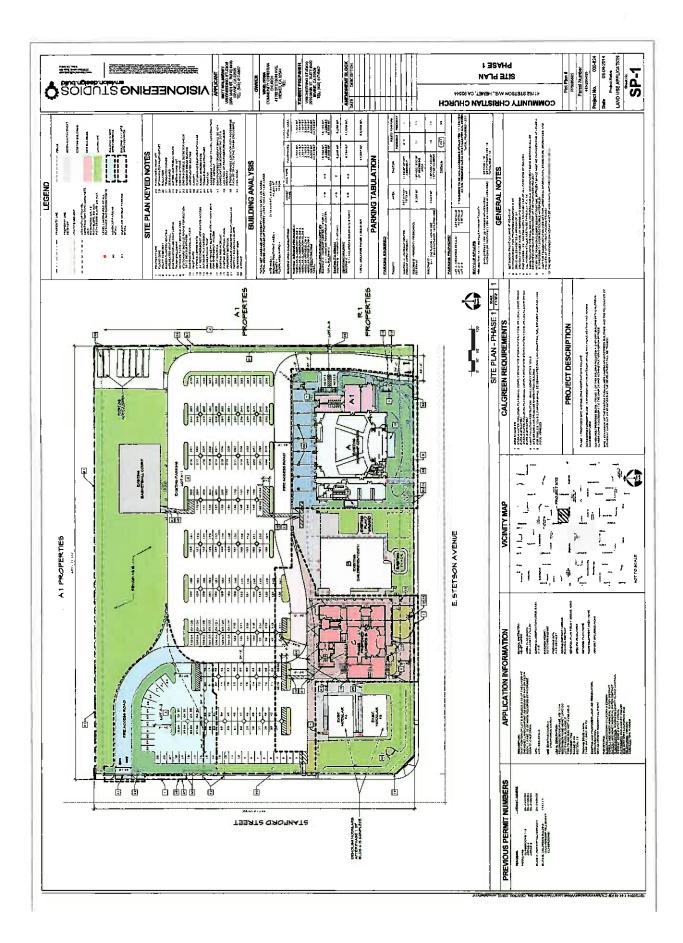
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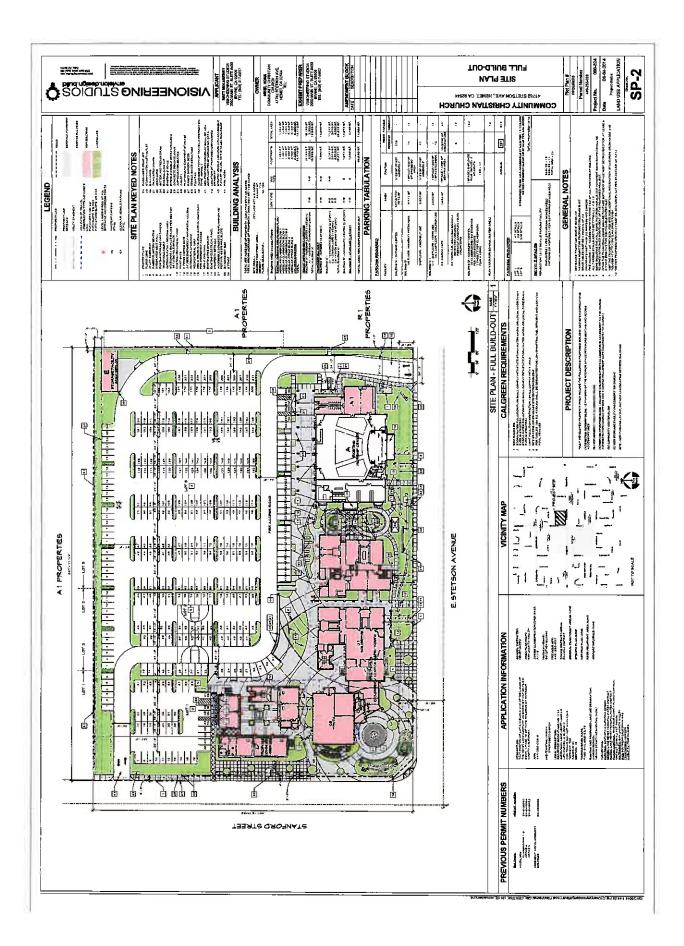
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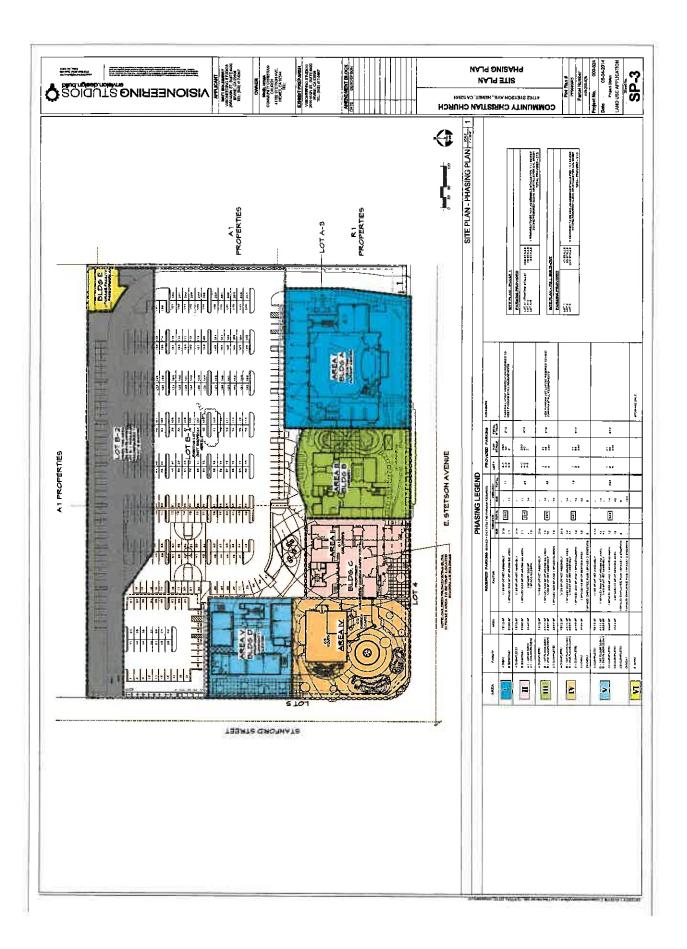
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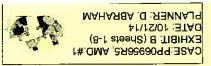
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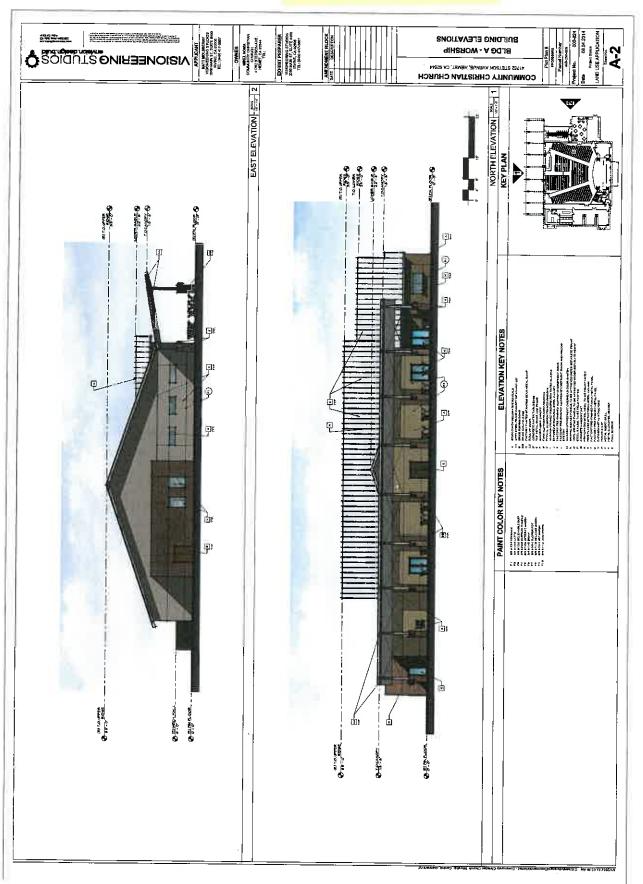


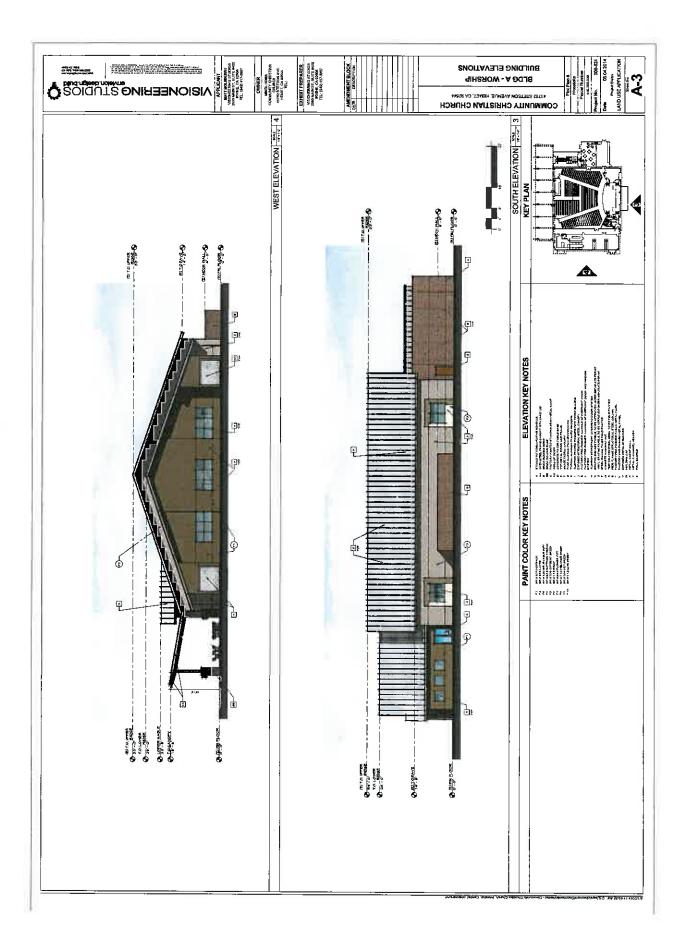


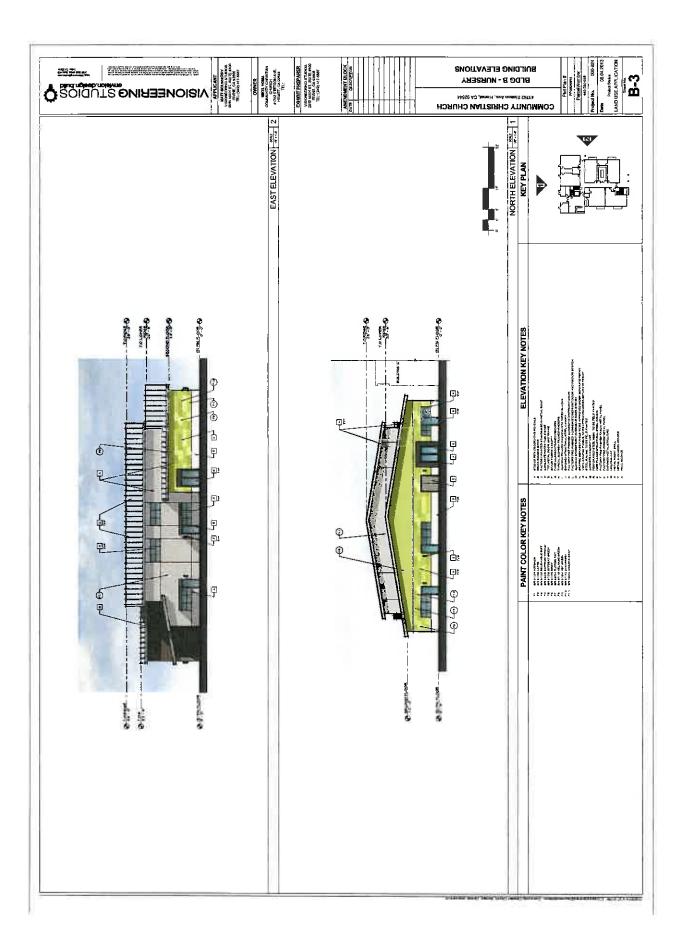




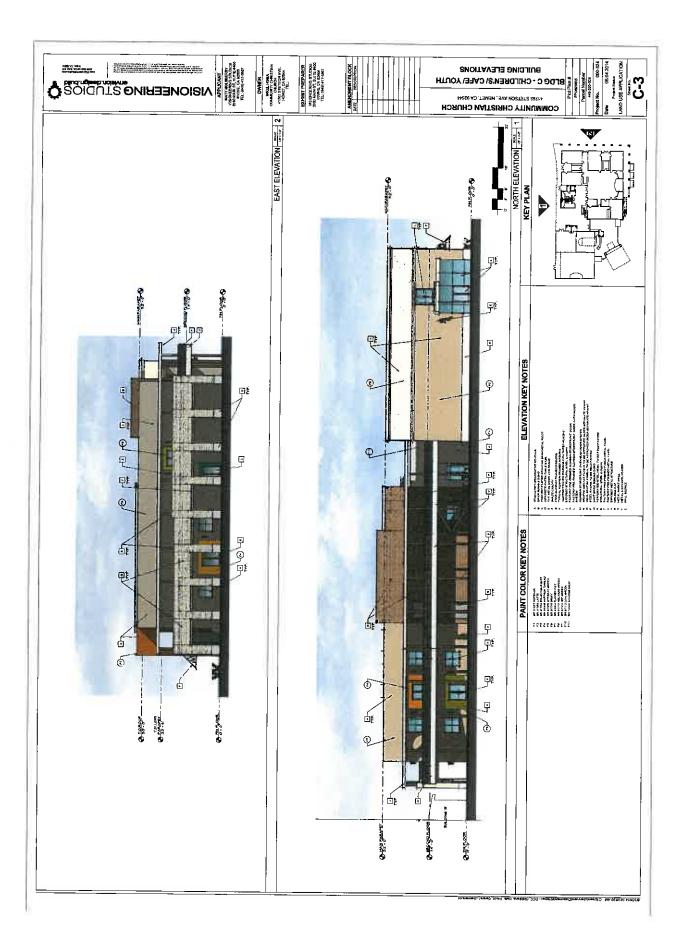








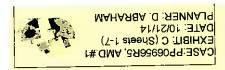


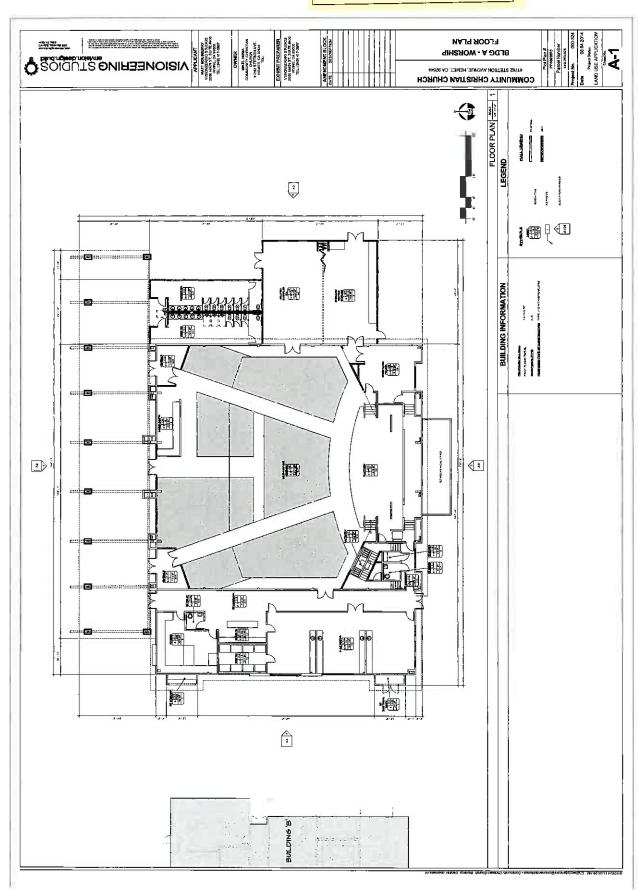


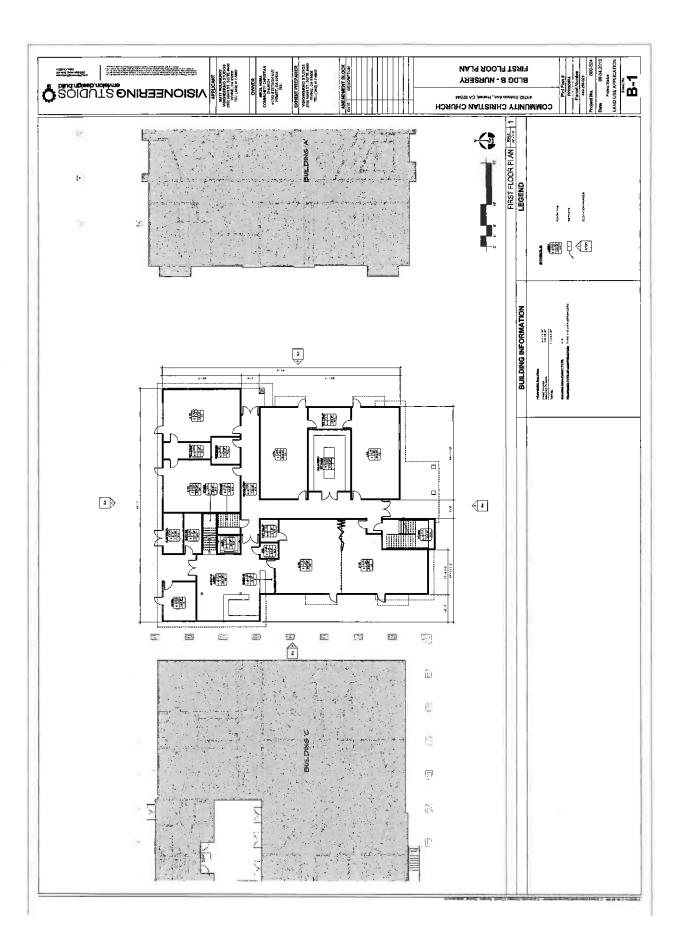


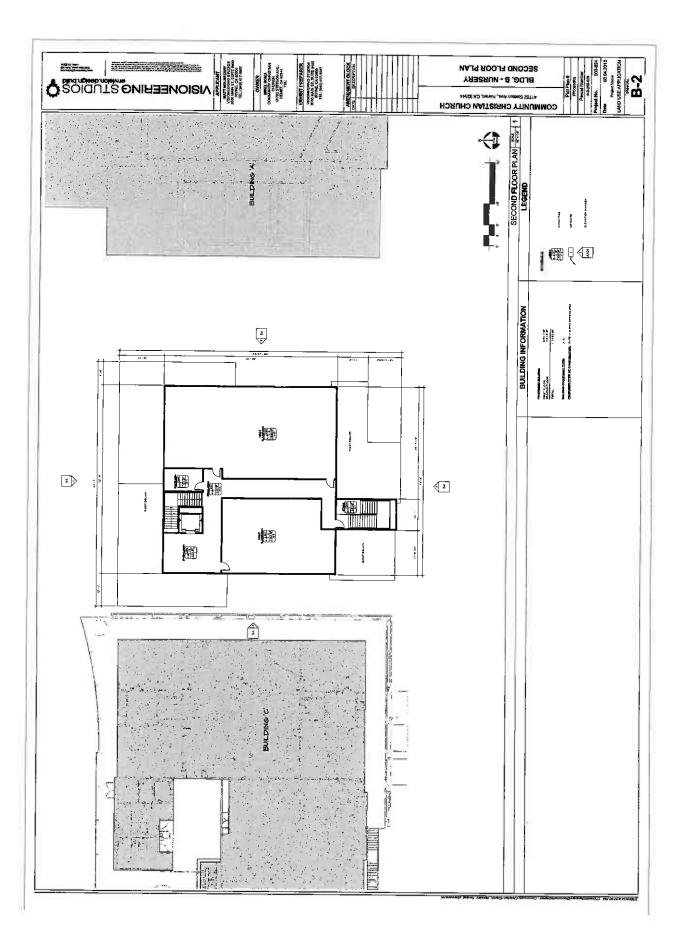


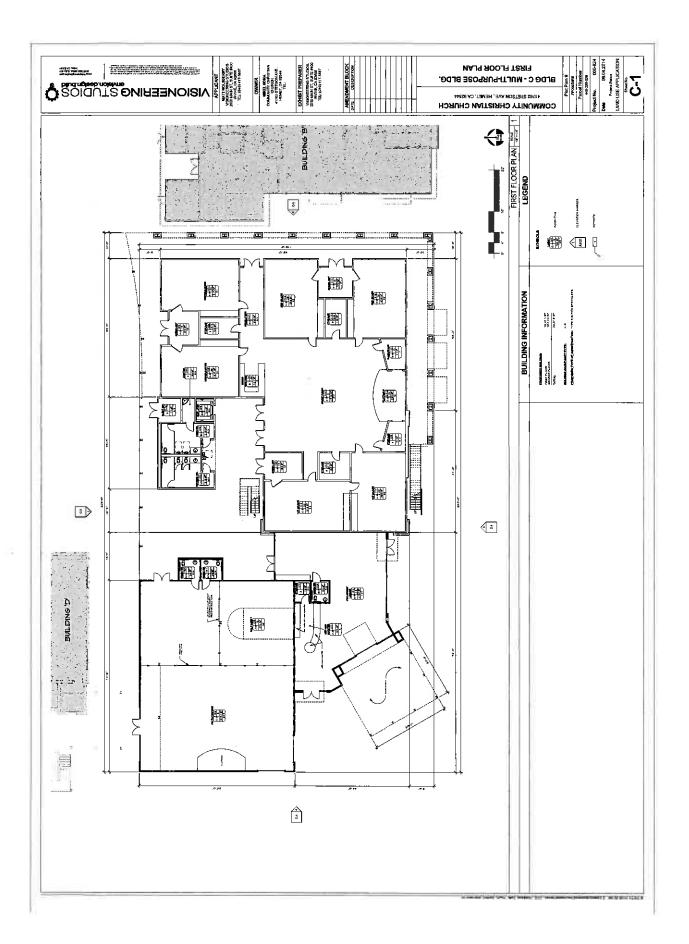


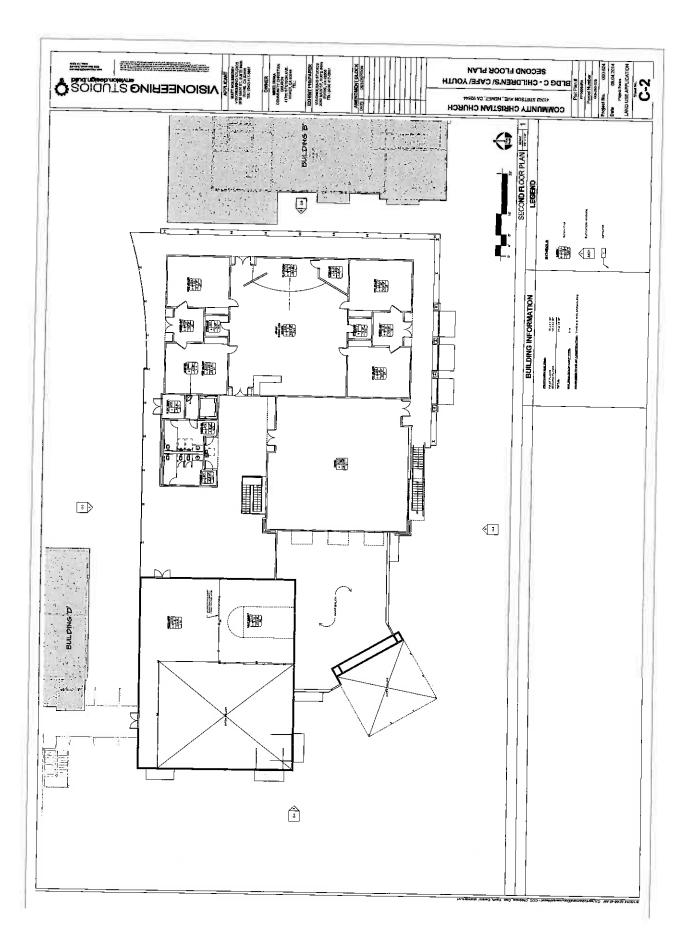


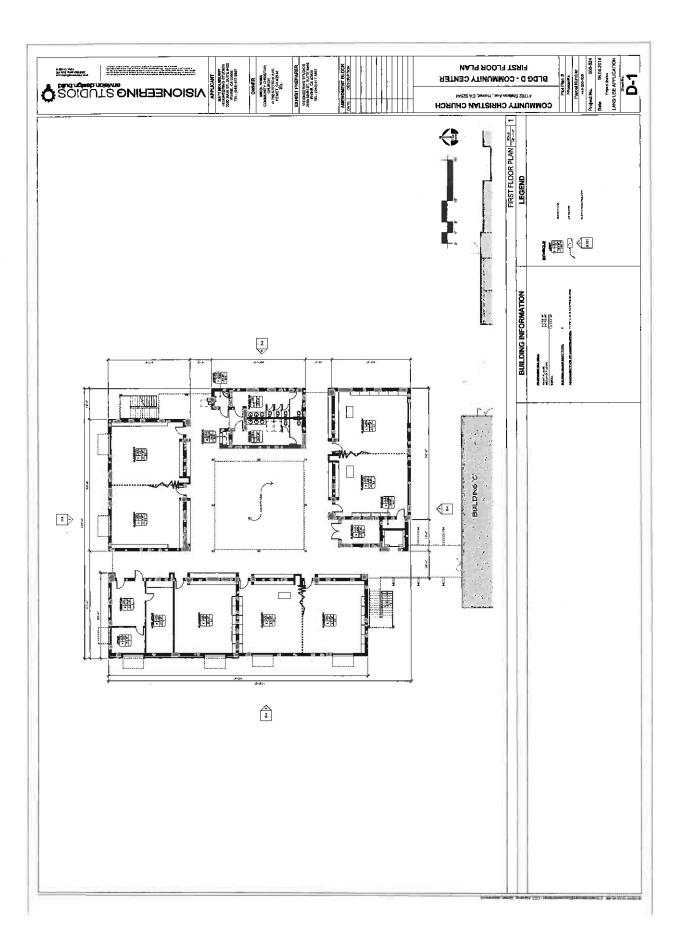


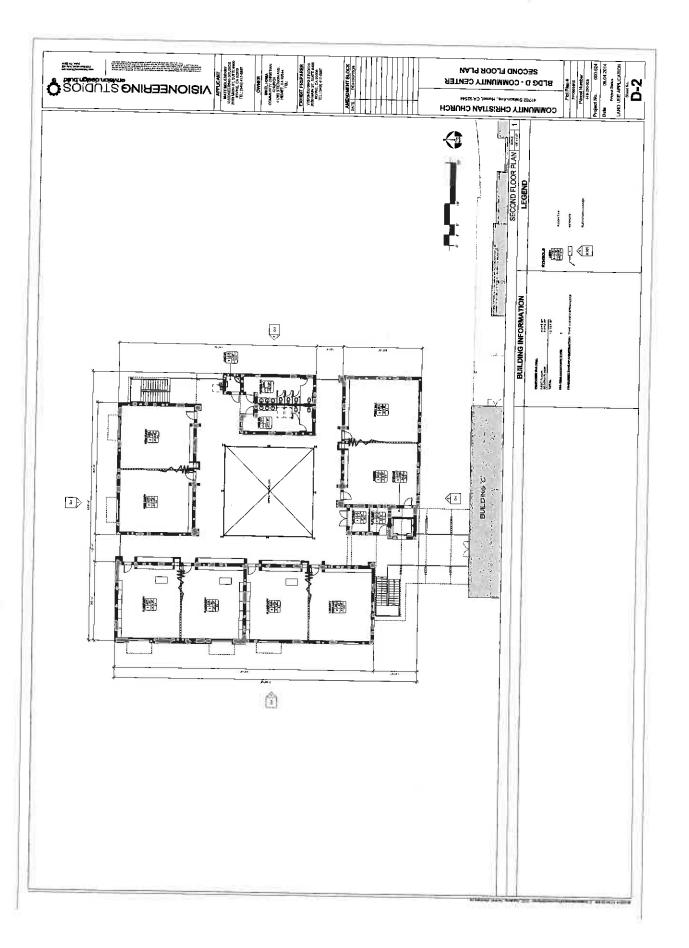


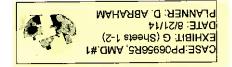


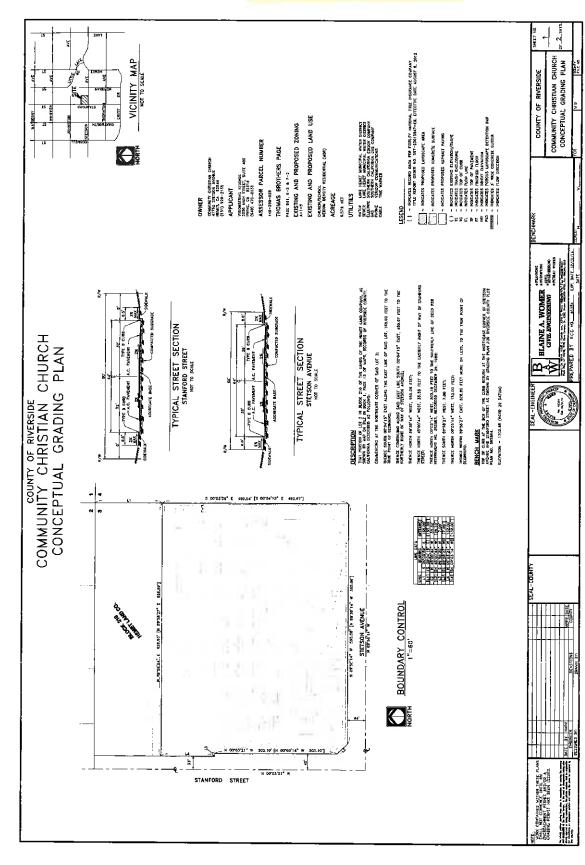


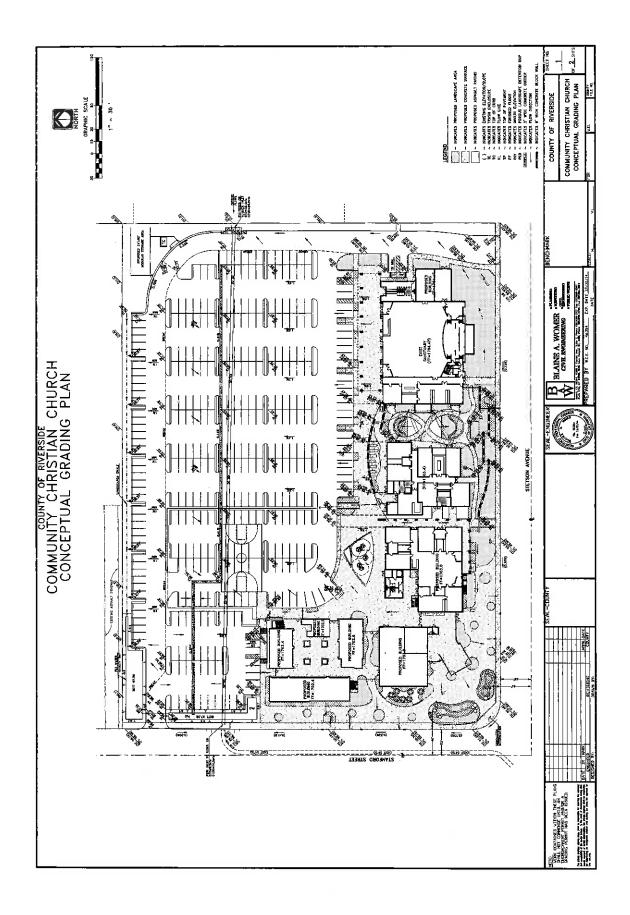


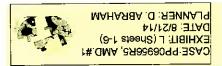


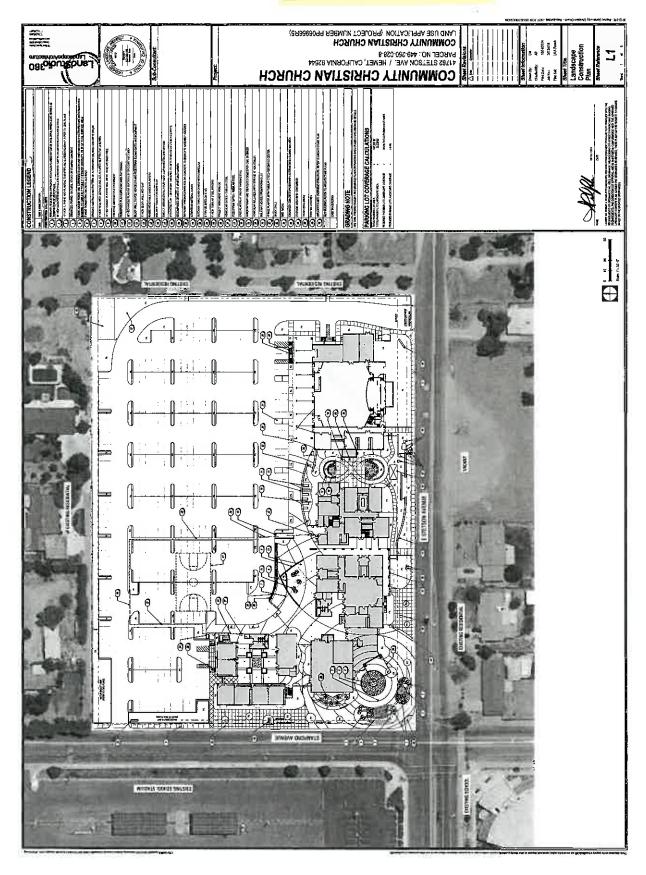


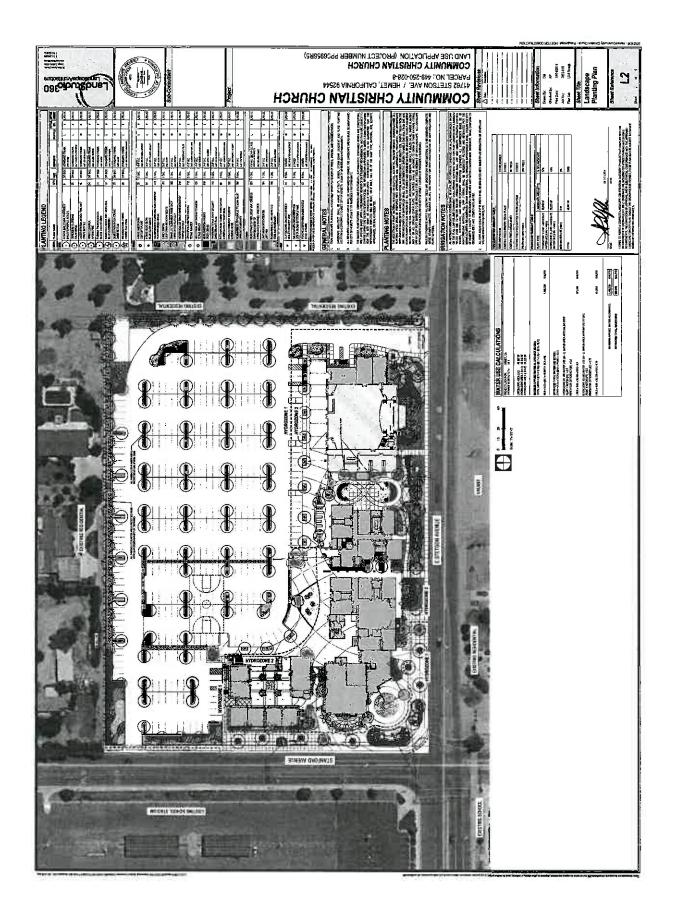


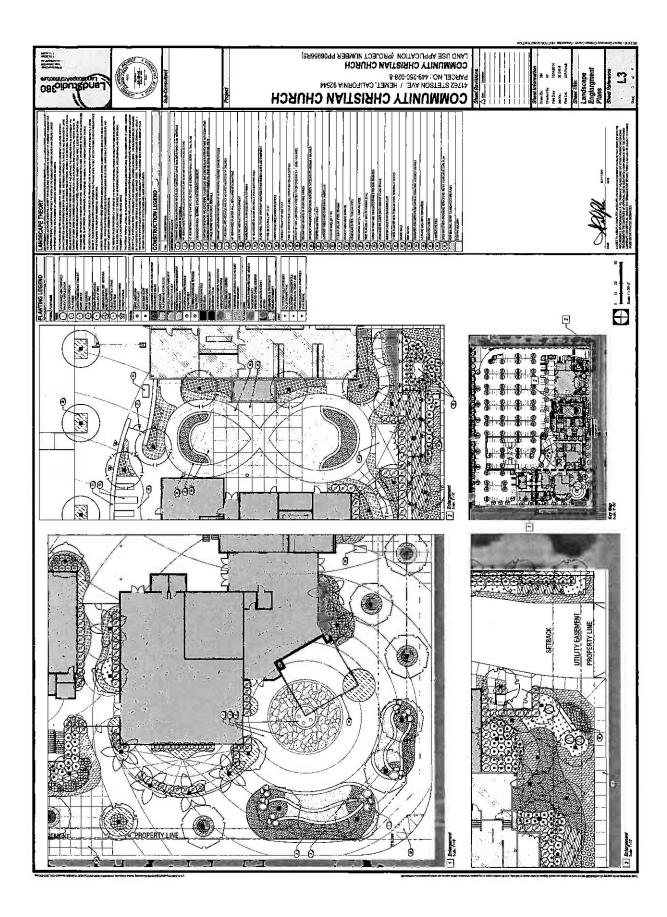


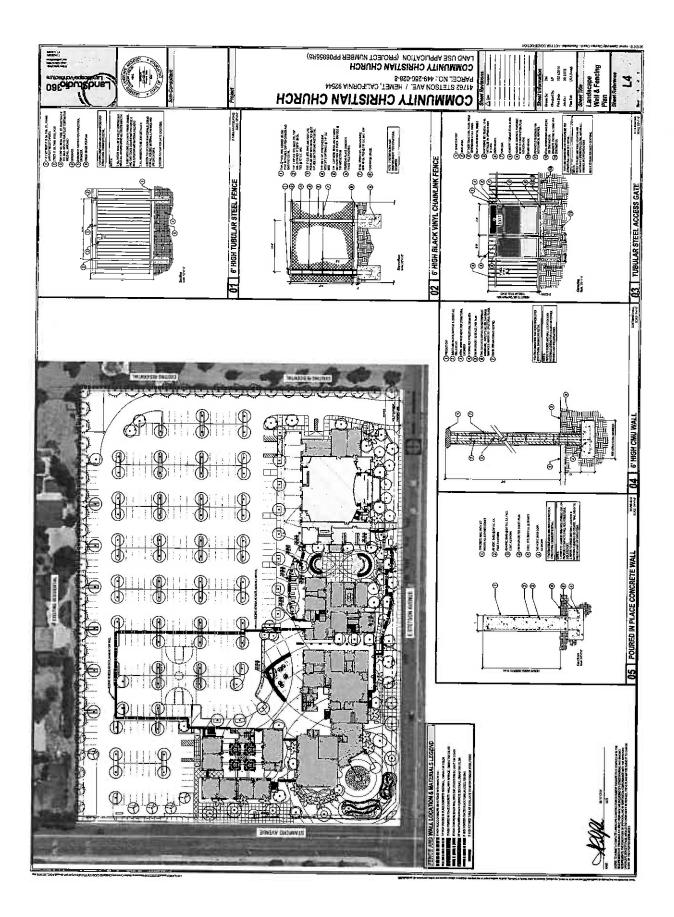


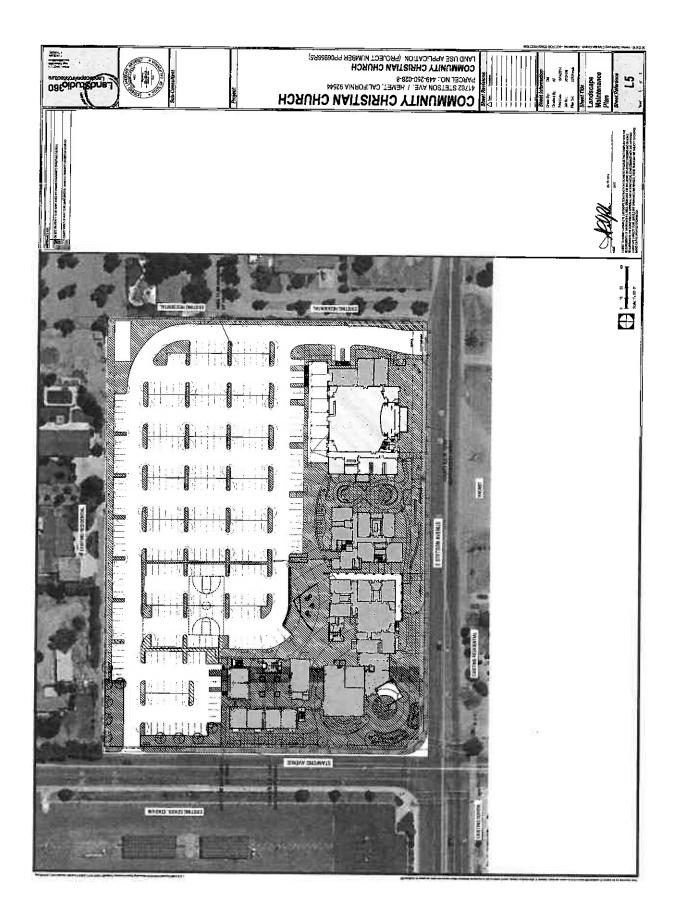


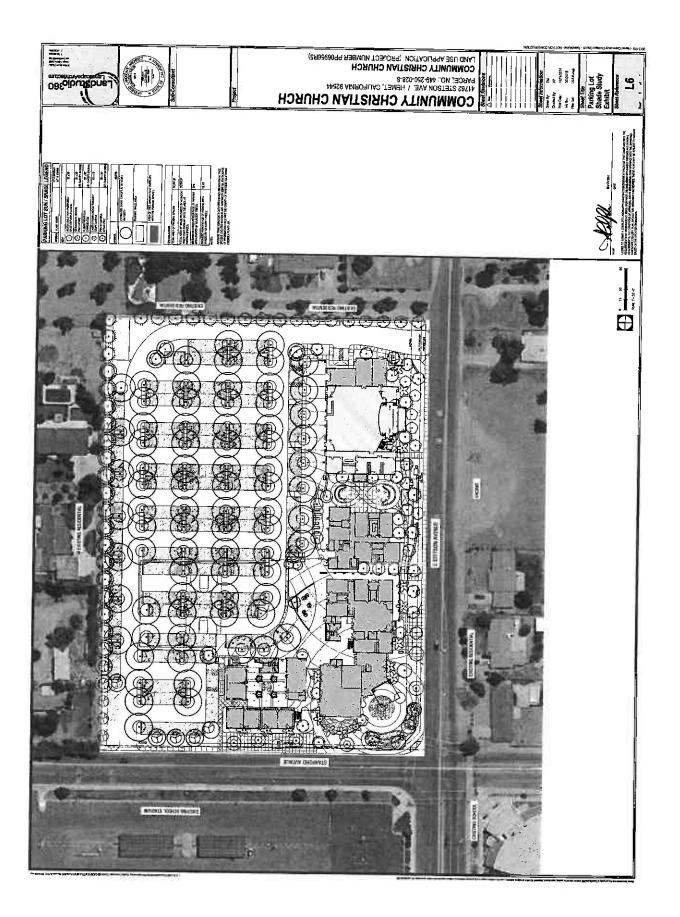












PROPOSED ARCHITECTURAL MATERIALS AND COLORS Community Christian Church - Hemet, CA

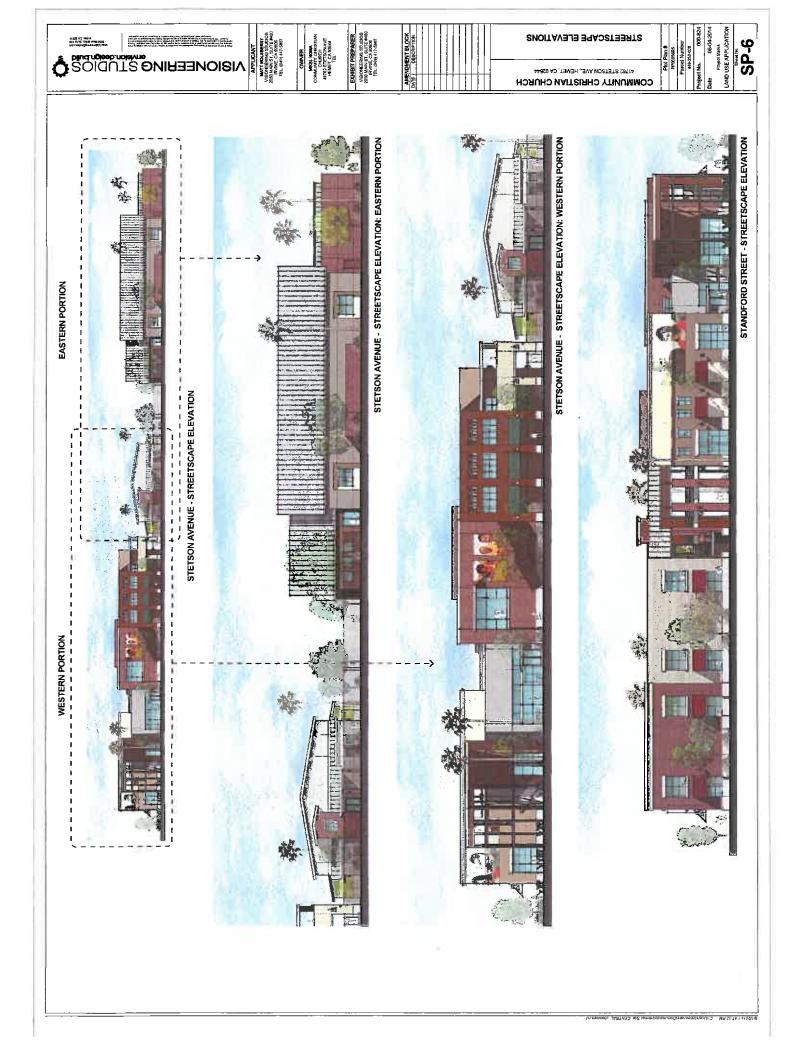


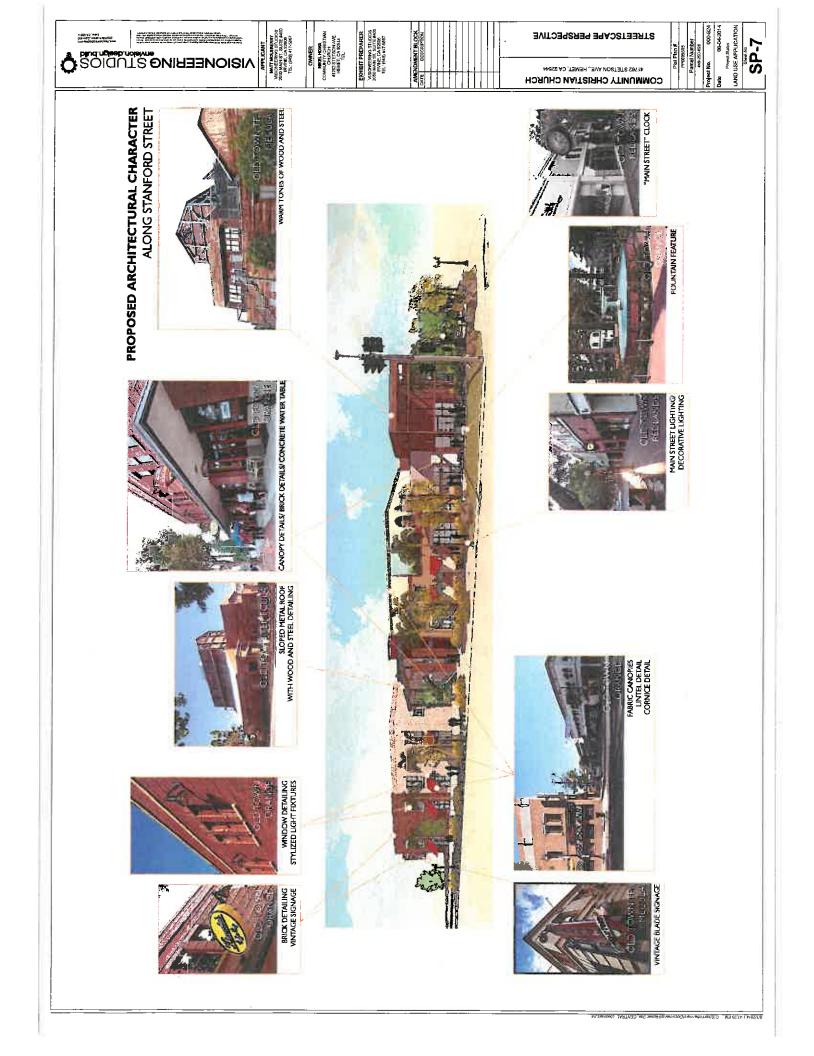
CASE: PP06956R5, AMD.#1 PLANNER: D. ABRAHAM EXHIBIT: M (Sheets 1-6) DATE: 8/21/14

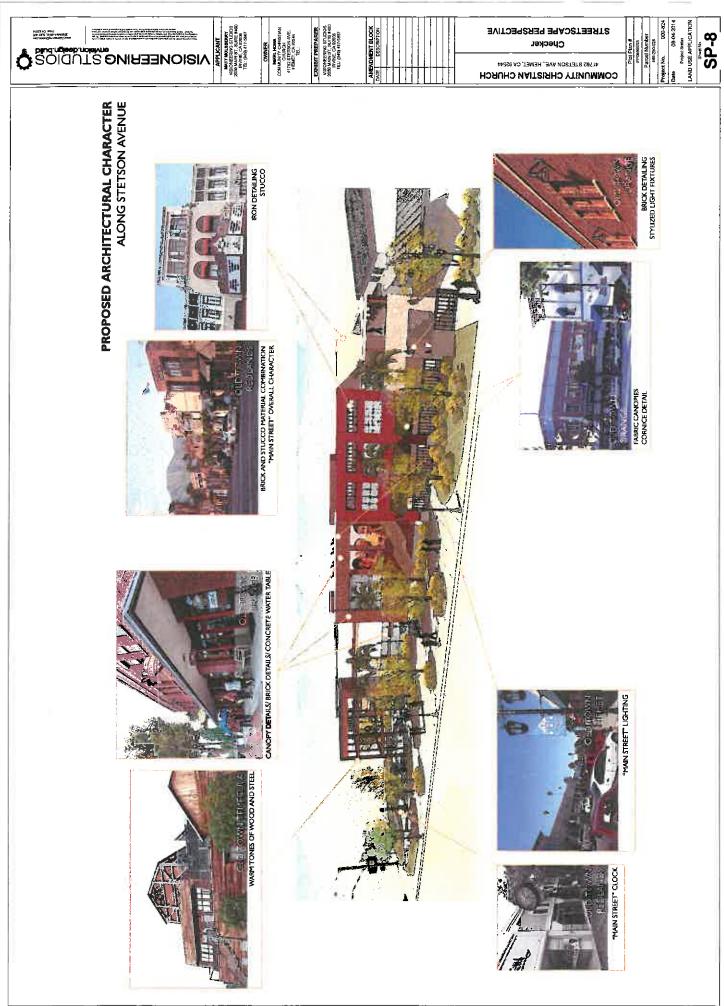
PROPOSED ARCHITECTURAL MATERIALS AND COLORS ALONG STETSON AVENUE AND STANFORD STREET

Community Christian Church - Hemet, CA













STREET VIEWS

ALONG STANFORD AVENUE - STREET VIEW



ALONG STANFORD AVENUE - STREET VIEW







COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42585 Project Case Type (s) and Number(s): Plot Plan No. 6956, Revised Permit No. 5 Lead Agency Name: County of Riverside Planning Department Address: P.O. Box 1409, Riverside, CA 92502-1409 Contact Person: Damaris Abraham Telephone Number: (951) 955-5719 Applicant's Name: Visioneering Studios Applicant's Address: 2050 Main Street, Suite 400, Irvine, CA 92614 Engineer's Name: Blaine Womer Civil Engineering Engineer's Address: 41555 E. Florida Avenue, Suite G, Hemet, CA 92544

I. PROJECT INFORMATION

- A. Project Description: The Revised Permit to the approved Plot Plan proposes to expand the existing Community Christian Church. The project will be completed in two phases. Phase I will include expanding the existing worship center building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. Phase I also includes removing three (3) existing modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi-purpose building (Building C1) with classrooms and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft. nursery (Building B) for nursery/preschool and assembly use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sq. ft. café, a two-story 14,091 sq. ft. community center building (Building D), and a 1,440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible parking spaces for Phase I and 370 parking spaces and 8 accessible parking spaces at final build-out (Phase II).
- **B.** Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- C. Total Project Area: 7.65 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 7.65	Lots: 1	Sq. Ft. of Bldg. Area: 71,684	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:		· •	

- D. Assessor's Parcel No(s): 449-250-028
- E. Street References: Northeasterly corner of Stetson Avenue and Stanford Street.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 1 West, Section 13
- **G.** Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently contains a church and is surrounded by single family residences to the north, south, and east and Hemet High School to the west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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- 1. Land Use: The proposed project meets the requirements of the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre). The proposal meets all other applicable land use policies.
- 2. Circulation: The 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: No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety: The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. 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 project proposes to expand an existing church. There are no impacts to housing as a direct result of this project at this time.
- **7.** Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): San Jacinto Valley
- C. Foundation Component(s): Community Development (CD)
- **D. Land Use Designation(s):** Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)
- E. Overlay(s), if any: Not Applicable
- F. Policy Area(s), if any: Not Applicable
- A. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the north, east, and west and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) to the south.
- B. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: Not Applicable

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- 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- C. Existing Zoning: Light Agriculture 5 Acre Minimum (A-1-5)
- D. Proposed Zoning, if any: Not Applicable
- A. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Light Agriculture 5 Acre Minimum (A-1-5) to the north and south, One-Family Dwellings (R-1) and Light Agriculture 1 Acre Minimum (A-1-1) to the east, and One-Family Dwellings (R-1) to the west.

II. 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.

Aesthetics	Hazards & Hazardous Materials	Recreation
Agriculture & Forest Resources	🛛 Hydrology / Water Quality	Transportation / Traffic
🖂 Air Quality	🗌 Land Use / Planning	Utilities / Service Systems
Biological Resources	Mineral Resources	🗋 Other:
Cultural Resources	🖂 Noise	Other:
Geology / Soils	Population / Housing	Mandatory Findings of
Greenhouse Gas Emissions	Public Services	Significance

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

become feasible.

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

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

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

Signature

January 26, 2015 Date

Damaris Abraham Printed Name For Steve Weiss, AICP, Planning Director

IV. 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				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				\boxtimes
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?				

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

<u>Mitigation:</u> No mitigation measures are required.

Monitoring: No mitigation measures are required.

 Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? 				
Source: GIS database, Ord. No. 655 (Regulating Light Pollutio	on)		_	
Findings of Fact:				
a) The project site is located 26.01 miles away from the Mt. Pa designated 45-mile (ZONE B) Special Lighting Area that sur	ilomar Obs rounds the	ervatory; whice Mt. Paloma	ch is withi r Observa	n the atory.

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

Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.30) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?		\boxtimes	

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.6) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.6) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project		-	
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				
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?				\boxtimes

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The properties located to the north and south of the project site is zoned Light Agriculture - 5 Acre Minimum (A-1-5). However, these sites are developed with single family residences are not currently being for agricultural purposes. Therefore, proposed project is not anticipated to impact agricultural uses within the vicinity.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest		\square
a) Conflict with existing zoning for, or cause rezoning		
of, forest land (as defined in Public Resources Code sec-		
tion 12220(g)), timberland (as defined by Public Resources		
Code section 4526), or timberland zoned Timberland		
Production (as defined by Govt. Code section 51104(g))?		
b) Result in the loss of forest land or conversion of		\square
forest land to non-forest use?	 	
c) Involve other changes in the existing environment		\boxtimes
which, due to their location or nature, could result in con-	 	
version of forest land to non-forest use?		

<u>Source:</u> Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or Page 7 of 39 EA No. 42585

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

<u>Mitigation:</u> No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<u>Source:</u> SCAQMD CEQA Air Quality Handbook, "Air Quality Report (GHG)", prepared by Environmental Impact Sciences, dated November 2014

<u>Findings of Fact:</u> The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP).

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The Air Quality Report determined that the Page 8 of 39 EA No. 42585

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project would not create either short or long term significant quantities of criteria pollutants or result in significant localized air quality impacts. The air quality report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not denote mitigation under CEQA. Volatile Organic Compound (VOC) emissions given off from the application of paints and coatings could exceed the daily threshold after building construction. Painting and surface coating shall be limited to an aggregate area of not more than 6.410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. (COA 10.PLANNING.38) With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. The report concluded that all emissions are within their respective threshold values and the impact is less than significant. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is a worship center that will include educational uses and, therefore, is sensitive in nature. The Hemet High School stadium occupies the northwest corner and the Hemet High School theatre and classrooms occupy the southwest corner. Single-family residential uses are located at the southeast corner and long the northern and eastern borders of the project site. The air quality report determined that the project is not anticipated to generate significant odors or substantial point source emissions. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from onsite earth movement and from equipment bringing concrete and other building materials to the site. An

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

<u>Mitigation:</u> Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. (COA 10.PLANNING.38)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
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)?				
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 Game or U. S. Wildlife Service?				
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?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			\boxtimes	
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			\boxtimes	
Source: GIS database, WRCMSHCP, Environmental Program	ns Division	(EPD) revie	W	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. Therefore, the impact is considered less than significant.

b) The project site is not located within a WRCMSHCP Criteria Area or cell. The project will not 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). Therefore, the impact is considered less than significant.

c) The project site is not located within a WRCMSHCP Criteria Area or cell. The project will not 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 Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the impact is considered less than significant.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project			
8. Historic Resources			
a) Alter or destroy an historic site?		\boxtimes	
b) Cause a substantial adverse change in the			
significance of a historical resource as defined in California		\boxtimes	
Code of Regulations, Section 15064.5?			

<u>Source</u>: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4818 (PDA04818) – "A Phase I Cultural Resources Assessment of the 6.46-Acre Community Christian Church Located at the Northeast Corner of Stetson Avenue and Stanford Street, Hemet, Unincorporated Riverside County," dated October 28, 2013, prepared by Archaeological Associates.

Findings of Fact:

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) According to PDA04818, no cultural resources were discovered at the project site. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. (COA 10.PLANNING.1) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 9. Archaeological Resources a) Alter or destroy an archaeological site. 		\boxtimes	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?		\boxtimes	
c) Disturb any human remains, including those interred outside of formal cemeteries?			
 d) Restrict existing religious or sacred uses within the potential impact area? 			\boxtimes

<u>Source</u>: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4818 (PDA04818) – "A Phase I Cultural Resources Assessment of the 6.46-Acre Community Christian Church Located at the Northeast Corner of Stetson Avenue and Stanford Street, Hemet, Unincorporated Riverside County," dated October 28, 2013, prepared by Archaeological Associates.

Findings of Fact:

a-b) According to PDA04818, no cultural resources were discovered at the project site. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. (COA 10.PLANNING.1) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
 10. Paleontological Resources a) Directly or indirectly destroy a unique paleonto- logical resource, or site, or unique geologic feature? 				
Source: Riverside County General Plan, GIS database, Cou	unty Geolog	ist review		
Findings of Fact:				
a) The site is mapped in the County's General Plan as har resources (fossils). The proposed project site/earthmovin resource. With incorporation of the recommended mitigate than significant impact on paleontological resources.	g activities	could poten	itially impa	ct this
<u>Mitigation:</u> Prior to the issuance of grading permits, a Pale Program (PRIMP) shall be submitted and approved by the O A copy of the Paleontological Monitoring Report prepared for be submitted to the County Geologist prior to grading final inst <u>Monitoring:</u> Mitigation monitoring will occur through the Build	County Geol or site gradi spection. (C	logist. (COA ng operations :OA 70.PLAN	60.PLANN s at this sit INING.1)	ING.1) e shall
GEOLOGY AND SOILS Would the project				
 Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 				
 b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 				
<u>Source:</u> Riverside County General Plan Figure S-2 "Eartho County Geologist review (GEO02392)	luake Fault	Study Zones	s," GIS data	abase,
Findings of Fact:				
a-b) According to GEO02392, there are no faults known photogeologic or sufficial geomorphic evidence suggestive of State of California "Alguist-Priolo Earthquake Fault Zope"	of faulting. T	The site is no	t located w	ithin a

State of California "Alquist-Priolo Earthquake Fault Zone". There is no potential for fault rupture hazard. (COA 10.PLANNING.37). California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.					
 12. Liquefaction Potential Zone a) Be subject to seismic-related ground including liquefaction? 	failure,				
<u>Source:</u> Riverside County General Plan Figure County Geologist review (GEO02392)	S-3 "Ge	neralized l	_iquefaction"	, GIS Dati	abase,
Findings of Fact:					
a) According to GEO02392, the potential hazard for The project will have less than significant impact.	· liquefac	tion at the	site is cons	idered neg	ligible.
Mitigation: No mitigation measures required.					
Monitoring: No monitoring measures are required.					
13. Ground-shaking Zone Be subject to strong seismic ground shaking?					
<u>Source</u> : Riverside County General Plan Figure S-4 Figures S-13 through S-21 (showing General Gro (GEO02392)					
Findings of Fact:					
According to GEO02392, there are no faults known to or surficial geomorphic evidence suggestive of faul California "Alquist-Priolo Earthquake Fault Zone". hazard that could affect the site is ground shaking several major active or potentially active faults in Sou requirements pertaining to development will mitigate CBC requirements are applicable to all development implementation purposes.	Iting. Th (COA 1 resultin uthern Ca the pote	e site is r 0.PLANNIN ng from an alifornia. Ca ential impa	ot located v IG.37) The earthquake alifornia Buil ct to less tha	within a St principal s occurring ding Code an significa	ate of eismic along (CBC) nt. As
Mitigation: No mitigation measures are required.					
Monitoring: No mitigation measures are required.					
 14. Landslide Risk a) Be located on a geologic unit or soil that is unit or that would become unstable as a result of the p and potentially result in on- or off-site landslide, spreading, collapse, or rockfall hazards? 	project,				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Source:</u> Riverside County General Plan Figure S-5 "Regior Geologist review (GEO02392) <u>Findings of Fact:</u>	ns Underl	ain by Stee	p Slope", (County
a) According to GEO02392, landsliding due to seismic shakir subject to saturation collapse. The hazard of debris flow shou have less than significant impact.	ng is con: Ild be coi	sidered neg nsidered low	ligible. Soil v. The proje	is not ect will
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
 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? 				
		umonted Cu	ubsidanca /	\reas"
<u>Source</u> : GIS database, Riverside County General Plan Figure County Geologist review (GEO02392)	S-7 "Doo	umenteu st		
County Geologist review (GEO02392) <u>Findings of Fact:</u>				
County Geologist review (GEO02392)	smic ever	nt is expecte	ed to be les	
County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required.	smic ever	nt is expecte	ed to be les	
 County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required. <u>Monitoring:</u> No monitoring measures are required. 16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, 	smic ever e less thar	nt is expecte n significant	ed to be les	s than
County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required. <u>Monitoring:</u> No monitoring measures are required. 16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	smic ever e less thar (GEO02 amis is c	nt is expecte n significant	ed to be les impact.	s than
County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required. <u>Monitoring:</u> No monitoring measures are required. 16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? <u>Source</u> : Project Application Materials, County Geologist review a) According to GEO02392, the possibility of seiches/tsura	smic ever e less thar (GEO02 amis is c	nt is expecte n significant	ed to be les impact.	s than
County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required. <u>Monitoring:</u> No monitoring measures are required. <u>16. Other Geologic Hazards</u> a) Be subject to geologic hazards, such as seiche, <u>mudflow, or volcanic hazard?</u> <u>Source</u> : Project Application Materials, County Geologist review a) According to GEO02392, the possibility of seiches/tsuna present a hazard to this project. The project will have no signific	smic ever e less thar (GEO02 amis is c	nt is expecte n significant	ed to be les impact.	s than
County Geologist review (GEO02392) <u>Findings of Fact:</u> a) According to GEO02392, differential settlement due to a sei one inch vertical over forty feet horizontal. The project will have <u>Mitigation:</u> No mitigation measures are required. <u>Monitoring:</u> No monitoring measures are required. <u>16. Other Geologic Hazards</u> a) Be subject to geologic hazards, such as seiche, <u>mudflow, or volcanic hazard?</u> <u>Source:</u> Project Application Materials, County Geologist review a) According to GEO02392, the possibility of seiches/tsuna present a hazard to this project. The project will have no signific <u>Mitigation:</u> No mitigation measures are required.	smic ever e less thar (GEO02 amis is c	nt is expecte n significant	ed to be les impact.	s than
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?				
Source: Project Application Materials, Building and Safety -	Grading Re	view		
Findings of Fact:				
a) The project will not significantly change the existing topo will follow the natural slopes and not alter any significant elevisite.	graphy on ated topog	the subject s raphic featur	site. The g es located	rading on the
b) The project will not cut or fill slopes greater than 2:1 or creater	ate a slope	higher than '	10 feet.	
c) The project does not result in grading that affects or negate	es subsurfa	ce sewage d	isposal sys	tems.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.		Ξ.		
 18. Soils a) Result in substantial soil erosion or the loss of 				
topsoil?	<u>. </u>		_	_
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?			\square	
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?				
<u>Source</u> : General Plan figure S-6 "Engineering Geolog Materials, Building and Safety Grading review	ic Materia	s Map", Pr	oject Appli	cation
a) The development of the site could result in the loss of to manner that would result in significant amounts of soil erosic Practices (BMPs) would reduce the impact to below a leve than significant.	on. Impleme	entation of B	est Manag	ement

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant impact.

Mitigation: No mitigation measures are required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
19. Erosiona) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?			\boxtimes	

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.		
a) Be impacted by or result in an increase in wind		
erosion and blowsand, either on or off site?		

<u>Source</u>: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions 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?				

<u>Source</u>: Project application materials, "Air Quality Report (GHG)", prepared by Environmental Impact Sciences, dated November 2014

Findings of Fact:

a) Analysis by Environmental Impact Sciences indicates the project's annual GHG emissions will be 1,511.24 metric tons per year (MTY) of CO_2 -equivalents (CO2e). This total is below the threshold of 3,000 MTY CO2e for residential, commercial, and mixed-use projects currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project will be consistent with the policies and plans of Riverside County and AB 32. The proposed project will reduce GHG emissions with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards, efficient lighting, and Title 24 requirements. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the proje	ect	 	
 22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? 			
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?			
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			
 d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? 		\boxtimes	

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

<u>Source</u>: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project is proposing to modify and expand an existing church site. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) There is a school located adjacent to the project site. However, the project is proposing to modify and expand an existing church site and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports a) Result in an inconsistency with an Airport Master			\boxtimes
Plan?			
b) Require review by the Airport Land Use Commission?			\boxtimes
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			
 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? 			
Source: Riverside County General Plan Figure S-19 "Airport I Page 19 of 39	_ocations,'	se No. 4258	35

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area		
a) Expose people or structures to a significant risk of		\bowtie
loss, injury or death involving wildland fires, including where		
wildlands are adjacent to urbanized areas or where		
residences are intermixed with wildlands?		

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

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<u>Source</u>: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The site lies in a broad valley of the East Hemet Wash with a mild westerly slope and is subject to flooding from a watershed to the east of approximately 150-acres. The northerly portion of the site is located within the Zone X-shaded flood plain limits as delineated on Panel No. 06065C 2110G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District has constructed Hemet Line D (Project No. 4 - 0 - 00211). This facility is an underground storm drain which collects storm runoff in Stetson Avenue. A lateral also collects flows in Stanford Street. However, this facility will presently collect only local runoff in Stetson and Stanford and does not alter the flood plain that crosses the site. An easterly extension of this storm drain in Stetson Avenue could potentially collect a majority, but not all, of the storm runoff that create this flood plain. When the first development, proposal for this site was processed (approximately 1983), this flood plain was acknowledged by the District and a study was completed which allowed the construction of elevated buildings in the southerly portion of the site with the parking area at existing grade and left open to allow flows to pass through the site. Elevating the finished floor a minimum of 6-inches above the top of the adjacent curb of the parking area should provide the buildings protection from storm runoff crossing the parking area. Offsite runoff shall be allowed to enter the site without any walls or barriers to block flows. The parking area should be left at existing grade and runoff should continue flowing through the site in a westerly direction. The conceptual grading plan exhibit indicates that these criteria have been met. (COA 10.FLOOD RI. 1) Therefore, the impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is located within the boundaries of the Lake Hemet Municipal Water District. At this time, the water district has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The site lies in a broad valley of the East Hemet Wash with a mild westerly slope and is subject to flooding from a watershed to the east of approximately 150-acres. The northerly portion of the site is located within the Zone X-shaded flood plain limits as delineated on Panel No. 06065C 2110G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District has constructed Hemet Line D (Project No. 4 - 0 - 00211). This facility is an underground storm drain which collects storm runoff in Stetson Avenue. A lateral also collects flows in Stanford Street. However, this facility will presently collect only local runoff in Stetson and Stanford and does not alter the flood plain that crosses the site. An easterly extension of this storm drain in Stetson Avenue could potentially collect a majority, but not all, of the storm runoff that create this flood plain. When the first development proposal for this site was processed (approximately 1983), this flood plain was acknowledged by the District and a study was completed which allowed the construction of elevated buildings in the southerly portion of the site with the parking area at existing grade and left open to allow flows to pass through the site. Elevating the finished floor a minimum of 6-inches above the top of the adjacent curb of the parking area should provide the buildings protection from storm runoff crossing the parking area. Offsite runoff shall be allowed to enter the site without any walls or barriers to block flows. The parking area should be left at existing grade and runoff should continue flowing through the site in a westerly direction. The conceptual grading plan exhibit indicates that these criteria have been met. (COA 10.FLOOD RI. 1) The impact is considered less than significant.

e-f) The northerly portion of the site is located within the Zone X-shaded flood plain limits as delineated on Panel No. 06065C 2110G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District has constructed Hemet Line D (Project No. 4 - 0 - 00211). This facility is an underground storm drain which collects storm runoff in Stetson Avenue. A lateral also collects flows in Stanford Street. However, this facility will presently collect only local runoff in Stetson and Stanford and does not alter the flood plain that crosses the site. An easterly extension of this storm drain in Stetson Avenue could potentially collect a majority, but not all, of the storm runoff that create this flood plain. As indicated above, elevating the finished floor a minimum of 6-inches above the top of the adjacent curb of the parking area should provide the buildings protection from storm runoff crossing the parking area. The conceptual grading plan exhibit indicates that these criteria have been met. (COA 10.FLOOD RI. 1) The impact is considered less than significant.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Pe	otentially	Less than	Less	No
Si	ignificant	Significant	Than	Impact
	Impact	with	Significant	-
		Mitigation	Impact	
		Incorporated	-	

 h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE.
 11) Therefore, the impact is considered less than significant with mitigation incorporated.

<u>Mitigation:</u> A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.BS GRADE.11, 60.BS GRADE.13, 90.BS GRADE.01, 90.BS GRADE.02, 90.BS GRADE.03, 90.BS GRADE.04, 90.BS GRADE.05).

<u>Monitoring:</u> Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety plan check process.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicat	ted below,	the appr	opriate Deg	jree of
Suitability has been checked.				
NA - Not Applicable 🛛 🛛 U - Generally Unsuitable 🗌			R - Restric	ted 🗌
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			\boxtimes	
b) Changes in absorption rates or the rate and amount of surface runoff?			\boxtimes	
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?			\boxtimes	
d) Changes in the amount of surface water in any water body?			\boxtimes	

<u>Source</u>: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-d) The site lies in a broad valley of the East Hemet Wash with a mild westerly slope and is subject to flooding from a watershed to the east of approximately 150-acres. The northerly portion of the site is located within the Zone X-shaded flood plain limits as delineated on Panel No. 06065C 2110G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District has constructed Hemet Line D (Project No. 4 - 0 - 00211). This facility is an underground storm drain which collects storm runoff in Stetson Avenue. A lateral also collects flows in Stanford Street. However, this facility will presently collect only local runoff in Stetson and Stanford and does not alter the flood plain that

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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crosses the site. An easterly extension of this storm drain in Stetson Avenue could potentially collect a majority, but not all, of the storm runoff that create this flood plain. When the first development proposal for this site was processed (approximately 1983), this flood plain was acknowledged by the District and a study was completed which allowed the construction of elevated buildings in the southerly portion of the site with the parking area at existing grade and left open to allow flows to pass through the site. Elevating the finished floor a minimum of 6-inches above the top of the adjacent curb of the parking area should provide the buildings protection from storm runoff crossing the parking area. Offsite runoff shall be allowed to enter the site without any walls or barriers to block flows. The parking area should be left at existing grade and runoff should continue flowing through the site in a westerly direction. The conceptual grading plan exhibit indicates that these criteria have been met. (COA 10.FLOOD RI. 1) Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project	 		
 27. Land Use a) Result in a substantial alteration of the present or planned land use of an area? 		\boxtimes	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?		\boxtimes	

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

Findings of Fact:

a) The project is proposing to modify and expand an existing church site. The project site is currently designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on the San Jacinto Valley Area Plan. The proposed project will not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Hemet sphere of influence. The project has been transmitted to the City of Hemet. No information provided suggested that the proposed project would affect land uses within Hemet or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 28. Planning a) Be consistent with the site's existing or proposed zoning? 		\boxtimes	
b) Be compatible with existing surrounding zoning?		\bowtie	
c) Be compatible with existing and planned sur- rounding land uses?		\boxtimes	

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?			\boxtimes	
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				

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

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Light Agriculture – 5 Acre Minimum (A-1-5). Churches, temples, or other structures used primarily for religious worship are permitted in the Light Agriculture – 5 Acre Minimum (A-1-5) zone subject to approval of a plot plan.

b) The surrounding zoning is Light Agriculture – 5 Acre Minimum (A-1-5) to the north and south, One-Family Dwellings (R-1) and Light Agriculture – 1 Acre Minimum (A-1-1) to the east, and One-Family Dwellings (R-1) to the west. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and surrounding properties are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to the north, east, and west and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) to the south. There are single family homes located to the north, south, and east and Hemet High School located to the west of the project site. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition to accommodating a wide variety of housing types and land use designs, residential land uses, including Medium Density Residential land use designations accommodate an assortment of public uses such as churches, schools, parks, day-care centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities. The proposed church will provide a worship center for the nearby residences in the area. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project			
29. 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?			
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general			\boxtimes
Page 25 of 39	 EA No. 42585		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
plan, specific plan or other land use plan? c) Be an incompatible land use located adjacent to a			 	
State classified or designated area or existing surface mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

<u>Mitigation</u>: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in					
Definitions for Noise Acceptabi	lity Ratings				
Where indicated below, the ap	propriate Noise Acceptability	Rating(s)	has been ch	ecked.	
	A - Generally Acceptable B - Conditionally Acceptable				eptable
C - Generally Unacceptable	D - Land Use Discouraged				
30. Airport Noise					
 a) For a project located withit 	n an airport land use plan				\bowtie
or, where such a plan has not	been adopted, within two				
miles of a public airport or pub	lic use airport would the				
project expose people residing	or working in the project				
area to excessive noise levels?					
b) For a project within the vi	cinity of a private airstrip,				
would the project expose people	residing or working in the				Ä
	Page 26 of 39 EA No. 425		A No. 4258	35	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project area to excessive noise levels? NA 🖂 A 🗌 B 🗌 C 🗌 D 🗌				
<u>Source</u> : Riverside County General Plan Figure S-19 "Airpo Facilities Map	ort Locations	," County of	f Riverside	Airport
Findings of Fact:				
a) The project site is not located within an airport land use p or public use airport that would expose people residing on th	olan or withir e project site	n two miles e to excessiv	of a public ve noise lev	airport els.
b) The project is not located within the vicinity of a private a on the project site to excessive noise levels.	airstrip that v	vould expos	e people re	esiding
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise	——————————————————————————————————————			
<u>Source</u> : Riverside County General Plan Figure C-1 "C Inspection	irculation P	lan", GIS c	latabase, C	On-site
<u>Findings of Fact</u> : The project site is not located adjace significant impact.	ent a railroa	d line. Th	e project h	as no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise				
<u>Source</u> : On-site Inspection, Project Application Materia Christian Church Plot Plan No. 06956R5/EA42585, 41762 California dated October, 2013 prepared by Environmenta Industrial Hygiene Program letter dated September 30, 2014	East Stetsor I Impact Sci	n Avenue, F	Riverside C	ounty,
<u>Findings of Fact</u> : The project site is located adjacent to S The project shall comply with the Noise Impact Analysis rev and their list of recommendations. (COA 10.PLANNING.39) is considered less than significant.	iewed by the	e Industrial I	Hygiene Pr	ogram
Mitigation: No mitigation measures are required.				
<u>Monitoring</u> : No monitoring measures are required. Page 27 of 39		E	A No. 4258	5

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise NA ⊠ A □ B □ C □ D □				
Source: Project Application Materials, GIS database				
Findings of Fact: No additional noise sources have been contribute a significant amount of noise to the project. There	identified ne will be no si	ear the proje gnificant imp	ct site that bact.	would
<u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required.				
 34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		\boxtimes		
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			\boxtimes	

<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise Study for Hemet Community Christian Church Plot Plan No. 06956R5/EA42585, 41762 East Stetson Avenue, Riverside County, California dated October, 2013 prepared by Environmental Impact Sciences; County of Riverside, Industrial Hygiene Program letter dated September 30, 2014

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project shall also comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.PLANNING.22 and 10.PLANNING.39) Therefore, any potential noise impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There are residences that are located around the project site. In order to help reduce the noise created by the operation and use of the proposed project, the project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.PLANNING.39) With incorporation of the recommended mitigation measures, the project will have less than significant.

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

<u>Mitigation</u>: The project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.PLANNING.39).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

POPULATION AND HOUSING Would the project			
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else- where?			
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?			
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?			
d) Affect a County Redevelopment Project Area?			\boxtimes
e) Cumulatively exceed official regional or local popu- lation projections?			\bowtie
f) Induce substantial 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)?		\boxtimes	

<u>Source</u>: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

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

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) Development of the project site will have a less than significant impact on inducing substantial 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be 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 would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services			
Source: Riverside County General Plan			
Findings of Fact:			
Page 30 of 39	. Е	A No. 42585	5

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38.	Schools	• •		\square	

Source: Hemet Unified School District correspondence, GIS database

<u>Findings of Fact</u>: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40.	Health Services		\square	

Source: Riverside County General Plan

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EA No. 42585

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

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION			
 41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 			
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com- munity Parks and Recreation Plan (Quimby fees)?		\boxtimes	

<u>Source</u>: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is located within County Service Area No. 69. However, since this is a commercial project, it is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42.	Recrea	itional	Trails

EA No. 42585

 \boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Source</u> : Riverside County General Plan <u>Findings of Fact</u> : The proposed project has not incorporate	ad any trails	isto ito doci	an: thorofo	ra tha
project will have no impacts to recreational trails.	su any trans		gn, mereio	re, me
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
TRANSPORTATION/TRAFFIC Would the project				
 43. Circulation a) Conflict with an applicable plan, ordinance or policy 			\boxtimes	
establishing a measure of effectiveness for the perform-				
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-				
modes of dataportation, including mass transit and non- motorized travel and relevant components of the circulation				
system, including but not limited to intersections, streets,				
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management				\square
program, including, but not limited to level of service standards and travel demand measures, or other standards				
established by the county congestion management agency				
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location				\boxtimes
that results in substantial safety risks?	·			
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design			\square	
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			_	
f) Cause an effect upon, or a need for new or altered			\boxtimes	
g) Cause an effect upon circulation during the project's				
construction?				
h) Result in inadequate emergency access or access to nearby uses?				\boxtimes
i) Conflict with adopted policies, plans or programs				\boxtimes
regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety		L .1	<u> </u>	لالله
of such facilities?				

<u>Source</u>: Riverside County General Plan, Transportation Department Review, Community Christian Church Supplemental Traffic and Parking Analysis in the Hemet Area of Riverside County, prepared by Sasaki Transportation Services, Inc., October 16, 2013

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Potentia Significa Impac	int Significant	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for this project. The study has been prepared in accordance with County-approved guidelines. The Transportation Department generally concurs with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Stanford Street (NS) at: Stetson Avenue (EW)

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

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

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 \square

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: The proposed project has not incorpora project will have no impacts to bike trails.	ted any trails	s into its desi	gn; therefo	re, the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
UTILITY AND SERVICE SYSTEMS Would the project				
 45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmenta effects? 	•			
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The Lake Hemet Municipal Water District will service the County Department of Environmental Health has reviewed or will not result in the construction of new water treatment the construction of which would cause significant environ considered less than significant.	this project. facilities or e	The project expansion of	does not r existing fac	equire cilities,
b) There is a sufficient water supply available to serve the resources. This project has been conditioned to comply with Department of Environmental Health. Water shall be install the Riverside County Department of Environmental Health.	the require	ments of the	Riverside (County

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? 			
b) Result in a determination by the wastewater treat- ment 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?			
<u>Source</u> : Department of Environmental Health (DEH) Review Page 35 of 39	E	A No. 4258	35

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

a) The Lake Hemet Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		\boxtimes	
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- ment Plan)?			

<u>Source</u>: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

_a)) E	lectr	icity	1?

b) Natural gas?

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EA No. 42585

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 c) Communications systems? d) Storm water drainage? e) Street lighting? f) Maintenance of public facilities, including roads? g) Other governmental services? Source: Riverside County General Plan <u>Findings of Fact</u>: a-c) The project will require utility services in the form of Elessistems. Utility service infrastructure is available to the proj is not anticipated to create a need for new facilities. d) Storm water drainage will be handled on-site. 	ect site and t	Iral gas, and	te and the r	project
 e-f) Street lighting exists for access to the project site. The the maintenance of public facilities, including roads. g) The project will not require additional governmental servine <u>Mitigation</u>: No mitigation measures are required. <u>Monitoring</u>: No monitoring measures are required. 		ave an incre	mental imp	act on
49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	, 🗆			
<u>Source</u> : a) The proposed project will not project conflict with any project will have no significant impact. <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required.	adopted ene	ergy conserv	vation plans	s. The
 MANDATORY FINDINGS OF SIGNIFICANCE 50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or 				
Page 37 of 39		E,	A No. 4258	5

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				
Source: Staff review, Project Application Materials				
<u>Findings of Fact</u> : Implementation of the proposed project w of the environment, substantially reduce the habitat of fish of populations to drop below self-sustaining levels, threaten to reduce the number or restrict the range of a rare or endange examples of the major periods of California history or prehist	or wildlife sp eliminate a red plant or	pecies, cause plant or anin	e a fish or nal commu	wildlife nity, or
51. Does the project 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)?				
Source: Staff review, Project Application Materials				
<u>Findings of Fact</u> : The project does not have impacts which considerable.	n are individ	ually limited	, but cumul	atively
52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				
Source: Staff review, project application				
<u>Findings of Fact</u> : The proposed project would not result in substantial adverse effects on human beings, either directly of			hich would	cause
VI. EARLIER ANALYSES				
Earlier analyses may be used where, pursuant to the tiering, effect has been adequately analyzed in an earlier EIR or ne of Regulations, Section 15063 (c) (3) (D). In this case, a brie	gative decla	aration as pe	r California	Code
Earlier Analyses Used, if any: Not Applicable				
Location Where Earlier Analyses, if used, are available for re	view: Not A	pplicable		
VII. AUTHORITIES CITED				
Authorities cited: Public Resources Code Sections 21083 Government Code Section 65088.4; Public Resources Cod 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21099 Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Mon Page 38 of 39	de Sections 5 and 2115	21080(c), 2 51; Sundstr d of Superv	1080.1, 21 om v. Cou	080.3, inty of)) 222

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised: 2/5/2015 2:39 PM File: EA.PP06956R5

Riverside County LMS CONDITIONS OF APPROVAL

RECOMMND

PLOT PLAN: TRANSMITTED Case #: PP06956R5

Parcel: 449-250-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

The use hereby permitted is to expand the existing Community Christian Church. The project will be completed in two phases. Phase I will include expanding the existing worship center building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. Phase I also includes removing three (3) existing modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi-purpose building (Building C1) with classrooms and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft. nursery (Building B) for nursery/preschool and assembly use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sg. ft. caf θ , a two-story 14,091 sq. ft. community center building (Building D), and a 1,440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible parking spaces for Phase I and 370 parking spaces and 8 accessible parking spaces at final build-out (Phase II).

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

Riverside County LMS CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP06956R5

10 GENERAL CONDITIONS

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

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.

10.	EVERY.	3	USE - DEFINITIONS
	THAT THE T	~	

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 6956, Revised Permit No. 5 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 6956R5, Exhibit A, Site Plan (Sheets 1-4), Amended No. 1, dated October 21, 2014.

APPROVED EXHIBIT B = Plot Plan No. 6956R5, Exhibit B, Elevations (Sheets 1-8), Amended No. 1, dated October 21, 2014.

APPROVED EXHIBIT C = Plot Plan No. 6956R5, Exhibit C, Floor Plans (Sheets 1-7), Amended No. 1, dated October 21, 2014.

APPROVED EXHIBIT G = Plot Plan No. 6956R5, Exhibit G, Conceptual Grading Plan (Sheets 1-2), Amended No. 1, dated August 21, 2014.

APPROVED EXHIBIT L = Plot Plan No. 6956R5, Exhibit L, Landscaping Plan (Sheets 1-6), Amended No. 1, dated October 21, 2014.

APPROVED EXHIBIT M = Plot Plan No. 6956R5, Exhibit M, Colors and Materials (Sheets 1-6), Amended No. 1, dated August 21, 2014

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the RECOMMND

Riverside County LMS CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP06956R5

- 10. GENERAL CONDITIONS
 - 10. EVERY 4 USE 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

RECOMMND

· RECOMMND

Riverside County LMS CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN: TRANSMITTED Case #: PP06956R5

Parcel: 449-250-028

10 GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

Riverside County LMS CONDITIONS OF APPROVAL Page: 5

RECOMMND

RECOMMND

RECOMMND

PLOT PLAN: TRANSMITTED Case #: PP06956R5

Parcel:	44	9-25	0-028
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- 10 GENERAL CONDITIONS
 - 10.BS GRADE. 8 USE DUST CONTROL

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

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

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

10 BS GRADE. 18 USE - OFFST. PAVED PKG

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE

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

- BS PLNCK DEPARTMENT
- 10.BS PLNCK. 1 USE -ADA PATH OF TRAVEL RECOMMND

ADA PATH OF TRAVEL REQUIRED FROM EXISTING BUILDINGS TO THE BASKETBALL COURT, WILL VERIFY AT FINAL INSPECTION.

- E HEALTH DEPARTMENT
- 10.E HEALTH. 1 LHMWD GREASE INTERCEPTOR RECOMMND

Lake Hemet Municipal Water District (LHMWD) as the sewer purveyor shall have the responsibility of determining grease interceptor requirements which includes sizing capacity and other structural specifications.

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10 GENERAL CONDITIONS

10.E HEALTH. 2 PUBLIC/PRIVATE SCHOOLS (K-12) RECOMMND

The Department of Environmental Health Food and Pool Facility Plan Check Program requires the submittal of 3 complete set of plans for review for public and private schools with grades kindergarten through 12th grade.

10.E HEALTH, 3 ENV CLEANUP PROGRAM-COMMENTS

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

FIRE DEPARTMENT

10.FIRE. 1	USE-#50-BLUE	DOT REFLECTOR	RECOMMND
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Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.	FLOOD	RI.	1	USE FLOO	D HAZARD	REPORT	
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Public Use Permit 06956, Revision No. 5, is a proposal to modify and expand an existing church site on an approximately 6.5-acre property. This proposal will expand

RECOMMND

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

the existing Worship building, remove several modular buildings, construct several new buildings, rebuild and increase the parking area, etc. The exhibit indicates that full development of the site will occur in phases. The site is located in the Hemet area on the northeast corner of Stetson Avenue and Stanford Street.

The site lies in a broad valley of the East Hemet Wash with a mild westerly slope and is subject to flooding from a watershed to the east of approximately 150-acres. The northerly portion of the site is located within the Zone X-shaded flood plain limits as delineated on Panel No. 06065C 2110G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The District has constructed Hemet Line D (Project No. 4 - 0 - 00211). This facility is an underground storm drain which collects storm runoff in Stetson Avenue. A lateral also collects flows in Stanford Street. However, this facility will presently collect only local runoff in Stetson and Stanford and does not alter the flood plain that crosses the site. An easterly extension of this storm drain in Stetson Avenue could potentially collect a majority, but not all, of the storm runoff that create this flood plain.

When the first development proposal for this site was processed (approximately 1983), this flood plain was acknowledged by the District and a study was completed which allowed the construction of elevated buildings in the southerly portion of the site with the parking area at existing grade and left open to allow flows to pass through the site.

Elevating the finished floor a minimum of 6-inches above the top of the adjacent curb of the parking area should provide the buildings protection from storm runoff crossing the parking area. Offsite runoff shall be allowed to enter the site without any walls or barriers to block flows. The parking area should be left at existing grade and runoff should continue flowing through the site in a westerly direction. The conceptual grading plan exhibit indicates that these criteria have been met.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

The preliminary Water Quality Management Plan (WQMP), dated February 28, 2013, proposes a combination of porous concrete, self -retaining landscaping and porous landscape detention areas for water quality mitigation. The preliminary WQMP is acceptable to the District. There are no District maintained facilities proposed with this proposal. While the development of the site may occur in phases, the District recommends that all bmp/water quality features be constructed with the first phase. A Final WQMP should be submitted to the Transportation Department for processing prior to the issuance of grading or building permits for any phase. The Transportation Department shall review and approve the Final WQMP along with any other site drainage issues.

The site is located in the Hemet Regional Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors. While the fee obligation has been paid on the existing improvements, an additional 1.7-acres of the site is being developed and subject to the fee.

10 FLOOD RI. 2 USE ADP MITIGATON FEE

The site is located in the Hemet Regional Area Drainage Plan (ADP) where fees have been established by the Board of Supervisors. While the fee obligation has been paid on the existing improvements, an additional 1.7-acres of the site is being developed and subject to the fee. This fee is payable prior to the issuance of grading or building permits.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA04818

County Archaeological Report (PDA) No. 4818 submitted for this project PP06956R5 was prepared by Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of the 6.46-acre Community Christian Church Facility Located at the Northeast Corner of Stetson Avenue and Stanford Street, Hemet, Unincorporated Riverside County" and is dated October 28, 2013.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources"

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - PDA04818 (cont.)

as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

10.PLANNING. 2 USE - 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:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is 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.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

** If not already employed by the project developer, a

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10 PLANNING. 3 USE - IF HUMAN REMAINS FOUND

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IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10 PLANNING. 4 USE - COMPLY WITH ORD./CODES

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW

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

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED

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

10.PLANNING. 7 USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED

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

10 PLANNING. 10 USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), churches, chapels and other places of worship: 1 space/35 sq. ft. of net assembly area used simultaneoulsy for assembly purposes.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - PHASES ALLOWED

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 18 USE - RECLAIMED WATER

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

10. PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS

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

10.PLANNING. 23 USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the

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10 GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10 PLANNING. 25 USE - CAUSES FOR REVOCATION

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

10.PLANNING, 26 USE - CEASED OPERATIONS

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

10. PLANNING. 30 USE - MT PALOMAR LIGHTING AREA

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

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10 GENERAL CONDITIONS

10.PLANNING. 32 USE - PERMIT SIGNS

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10 PLANNING. 37 USE- GEO02392

County Geologic Report (GEO) No. 2392, submitted for this project (PP06956R5) was prepared by Inland Foundation Engineering, Inc, and is entitled: "Preliminary Geotechnical Report Update Community Christian Church 41762 Stetson Avenue, Hemet, California", dated October 17, 2013. In addition, Inland Foundation Engineering, Inc. submitted the following:

"Response to County Review Comments County Geologic Report No. 2392 Preliminary Geotechnical Report Update Christian Community Church 41762 Stetson Avenue, Hemet, California", dated November 10, 2014.

This document is herein incorporated as a part of GEO02392.

GE002392 concluded:

1. There are no faults known to traverse the site, nor is there any photogeologic or surficial geomorphic evidence suggestive of faulting. 2. The site is not located within a State of California "Alquist-Priolo Earthquake Fault Zone". 3. There is no potential for fault rupture hazard. 4. The potential hazard for liquefaction at the site is considered negligible. 5. The possibility of seiches/tsunamis is considered nill and does not present a hazard to this project. 6.Landsliding due to seismic shaking is considered negligible. 7.Differential settlement due to a seismic event is expected to be less than one inch vertical over forty feet horizontal. 8.Soil is not subject to saturation collapse. 9. The hazard of debris flow should be considered low. 10. The hazard of erosion at this site should be considered low.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE- GEO02392 (cont.)

GEO02392 recommended:

1.All building slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, undocumented fill, vegetation, debris and other unsuitable materials. 2. To avoid unnecessary removal of native soil that is suitably dense, a minimum removal depth of three feet is

recommended. GEO No. 2392 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2392 is hereby accepted for planning purposes. Engineering and other Uniform 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.

10.PLANNING. 38 USE - AQ MIT MEASURE

Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content.

10 PLANNING. 39 USE - IND HYGIENE CONDITIONS

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated September 30, 2014:

The following conditions shall be applied to the project based on the information provided by the noise consultant relating to 45 Ldn interior and 65 Ldn exterior noise standards:

1. Provide at a minimum the structures that front along Stetson Ave. and Stanford St. shall be constructed with batten insulation in the exterior walls. Alternatively, these structures could be of masonry construction negating this requirement.

2. The units shall be constructed such that any operable windows position along Stetson Ave. (south facing) and

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - IND HYGIENE CONDITIONS (cont.)

RECOMMND

Stanford St. (west facing) do not exceed 30 percent of wall area.

3. All exterior fittings that enter these structures (e.g. electrical conduits, HVAC ducts) area to be sealed with caulk such that the fittings are rendered reasonably air-tight. Any metal duct-work that is exposed to the exterior environment shall be enclosed and insulated to avoid noise transference through the ducting.

4. All windows and door assemblies facing Stetson Ave. and Stanford St. use dual glazing at STC rating of 31 or higher.

5. Provide "windows closed" condition requiring mechanical ventilation per the California Building Code.

6. Provide exterior walls with a minimum STC rating of 46. Typical walls with this rating will have 2 x4 studs or greater. 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of \square " gypsum board.

7. All front entry doors throughout the project shall be well weather stripped solid core wood or insulated metal assemblies at least 1-3.4" thick.

8. All window and door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped for lots throughout the project.

9. The roof system at all units should have a minimum \square "plywood sheathing that is well sealed to form a continuous barrier to the noise. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Minimum R-19 insulation batts should be placed in the rafter space underside of the roof sheathing.

10. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - CAFE LIMITS

No general admittance is allowed for the Cafe. The Cafe shall be limited to the church related events.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/CONDITIONS

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Stanford Street (NS) at: Stetson Avenue (EW)

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

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

10.TRANS. 2 USE-STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or RECOMMND

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10. GENERAL CONDITIONS

IU.IRANS. Z USE-SID INTRO 3 (URD 460/461) (CONT.) RECC	10.TRANS. 2	INTRO 3 (ORD 460/461) (cont.)	RECOMMNE
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unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10 TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Stetson Avenue and Standford Street since adequate right-of-way exists, per

	10 TRANS. 4	USE - ASSESS/BENEFIT DIST 1	RECOMMNI
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Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMNTS RECOM	10 TRANS.	5 t	JSE – N	IO ADD'L	ROAD	IMPRVMNTS	RECOMMN
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No additional road improvements will be required at this time along Stetson Avenue and Stanford Street due to existing improvements.

10.TRANS.	6	USE – LC LANDSCAPE REQUIREMENT	RECOMMND
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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

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10.TRANS. 6 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP

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

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

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

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

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.

60.BS GRADE. 14 USE - SWPPP REVIEW

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.

EPD DEPARTMENT

60.EPD. 1	EPD-MBTA SURVEY	RECOMMND
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Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other RECOMMND

RECOMMND

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD-MBTA SURVEY (cont.)

> potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat 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. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. Ιf nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 USE MITCHARGE

> The County Board of Supervisors has adopted the Hemet 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 06956, Revised Permit No. 5 is located within the limits of the Hemet 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 1.7-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 PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - SKR FEE CONDITION

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he 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 7.65 acres (gross) in accordance with APPROVED EXHIBIT NO. Α. If the 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.

60.PLANNING. 11 USE - FEE STATUS

Prior to the issuance of grading permits for Plot Plan No. 06956R5, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING, 1 USE - PALEO MONITORING REPORT

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified RECOMMND

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70% PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.)

Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80 PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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.

80 BS GRADE. 2 USE - ROUGH GRADE APPROVAL

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

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

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

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

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80 PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

Plot Plan 6956 Revised Permit No. 5 is proposing to construct a cafe food facility and/or school kitchen. As a result, a total of 3 complete set of plans for each proposed food establishment shall be submitted to this Department including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$	RECOMMND
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Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil

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80 PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MITCHARGE

The County Board of Supervisors has adopted the Hemet Area Drainage (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 06956, Revised Permit No. 5 is located within the limits of the Hemet 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 1.7-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.

PLANNING DEPARTMENT

80. PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80 PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

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80 PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80 PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80 PLANNING. 16 USE - WASTE MGMT. CLEARANCE

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 2, 2013, summarized as follows:

Prior to issuance of a building permit FOR EACH BUILDING, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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

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80 PRI	OR TO BLDG PRMT IS	SSUANCE		
80.PL	ANNING. 16 U	JSE - WASTE MGMT. CLEAN	RANCE (cont.)	RECOMMND
	record keeping (materials and sol	n of C&D recyclable mat receipts) for recycling lid waste disposal must be made through the fi	g of C&D recyclable t be kept.	
80 PL	ANNING. 17 U	JSE - SCHOOL MITIGATION	N	RECOMMND
		emet Unified School Dis ordance with California		
80.PL	ANNING. 18 U	JSE - LIGHTING PLANS		RECOMMND
	shown on electric Building and Safe comply with the n	ights and other outdoo cal plans submitted to ety for plan check appr requirements of Rivers: verside County Comprel	the Department of roval and shall ide County Ordinance	
80.PL	ANNING. 19 U	JSE - FEE STATUS		RECOMMND
	No. 6956, Revised shall determine t project. If the c	e of building permits of Permit No. 5, the Pla the status of the depos case fees are in a nega all pay the outstanding	anning Department sit based fees for ative state, the	
TRANS	DEPARTMENT			
80.TR	ANS.1 U	JSE - DRIVEWAYS AND ACC	CESS RMP	RECOMMND
	update and instal current County Or	onent shall pull an end l driveways and access dinance 461 standards vs will require the ex: County.	s ramp to comply with . Relocation of	
80.TR	ANS. 3 U	JSE - LC LANDSCAPE PLO	I PLAN	RECOMMND
	holder shall file to the Riverside review and approv landscaping plans EXHIBITS; in comp 18.12; Ordinance	e of building permits, e a Landscaping Minor H County Transportation val along with the curr s shall be in conforman oliance with Ordinance No. 859; and, be prepa verside Guide to Califo	Plot Plan Application Department for rent fee. The nce with the APPROVED No. 348, Section ared consistent with	

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND 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. 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE SECURITIES

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.

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.

80.TRANS. 5 USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Final placement of improvements such as seatwalls, berms and landscaping shall not exceed 12" within sight

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80 PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

restricted areas (sight lines).

b. Planting and irrigation of basins shall be appropriate for final design and shall take into account inundation, sedimentation, etc.

c. The plans indicate 66 existing trees will be removed but they are not shown on the plans. Construction documents will need to include locations and species for any trees with trunk diameter 4" or greater for possible mitigation measures.

d. Monuments or seatwalls will not be permitted within the County maintained road right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WOMP BMP INSPECTION

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

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

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

USE - BMP GPS COORDINATES 90.BS GRADE, 3

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - BMP GPS COORDINATES (cont.) RECOMMND

treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

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

90	.BS	GRADE.	5	USE	_	WQMP	ANNUAL	INSP	FEE	RECOMMND
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Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Pavingb.Precise Grade Inspectionc.Inspection of completed onsite storm drain facilitiesd.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

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

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

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

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

> Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations

RECOMMND

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90 PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS (cont.) RECOMMND

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within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM

(BUILDINGS "B" AND "D") Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS

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

90.FIRE. 5 USE-#36-HOOD DUCTS

> A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

> NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90 FIRE. 6 USE-#12A-SPRINKLER SYSTEM

Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#12A-SPRINKLER SYSTEM (cont.)

page of the building plans.

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

90.FIRE. 7 USE-#35-VOICE FIRE ALARM

(BUILDINGS "A' and "C")

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

A minimum of 272 parking spaces shall be provided for Phase I and a minimum of 370 parking spaces shall be provided at final build-out (Phase II) as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90. PLANNING. 4 USE - ACCESSIBLE PARKING

A minimum of eight (8) 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 RECOMMND

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Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP06956R5

Parcel: 449-250-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90 PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

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

90.PLANNING. 10 USE ~ INSTALL BIKE RACKS

A bicycle rack with a minimum of 26 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 Transportation Department approval, and shall be installed in accordance with those plans

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90 PLANNING. 12 USE - CURBS ALONG PLANTERS

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

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Riverside County LMS CONDITIONS OF APPROVAL Page: 39

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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING, 15 USE - TRASH ENCLOSURES

> One (1) trash enclosure which is adequate to enclose a minimum of six (6) 3-yard bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(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.

90.PLANNING. 16 USE - EXISTING STRUCTURES

> All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90 PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE

> A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of

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Parcel: 449-250-028

Riverside County LMS CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

contained in their letter dated May 2, 2013, summarized as follows:

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

Prior to issuance of an occupancy permit, evidence (i.e./ receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.65 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. 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.

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90 PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

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

90.PLANNING. 27 USE - ORD 810 O S FEE

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 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. 6956, Revised Permit No. 5 is calculated to be 7.65 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90 PLANNING. 28 USE - ORD NO. 659 (DIF)

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 cummulative 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. 6956, Revised Permit No. 5 has been calculated to be 7.65 net RECOMMND

RECOMMND

Riverside County LMS CONDITIONS OF APPROVAL

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RECOMMND

PLOT PLAN: TRANSMITTED Case #: PP06956R5

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Parcel: 449-250-028
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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.

90 TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

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 (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

Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 449-250-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

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.

90 TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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.

LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409 Riverside, CA 92502-1409

DATE: April 9, 2013

TO:

- Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Public Health- Ind. Hygiene Riv. Co. Flood Control District Riv. Co. Fire Department Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check Regional Parks & Open Space District
- Riv. Co. Environmental Programs Division P.D. Geology Section P.D. Landscaping Section P.D. Archaeology Section Riv. Co. Sheriff's Dept. Riv. Co. Waste Management Dept. 3rd District Supervisor 3rd District Planning Commissioner

Riverside Transit Agency Hemet Unified School District Eastern Municipal Water District Southern California Edison Co. Southern California Gas Co.

PLOT PLAN NO. 06956, REVISION NO. 5 – EA42585 – Applicant: Ronald L. Fournier – Engineer/Representative: Blaine Womer – Third/Third Supervisorial District – San Jacinto Valley Area – Community Development: Medium Density Residental (MDR) (2-5 DU/AC) – Location: Northerly of Stetson Avenue, southerly of Lomas Street, easterly of Stanford Street, and westerly of Meridian Street – 6.46 Gross Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The Plot Plan proposes to expanding the Worship Building with more seating, classrooms, a cafe, private elementary school bldg., storage facility , expand parking and new landscaping. – APN: 449-250-028 Related Cases: PP06956, PP06956R1, R2, R3, & R4

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 25, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact HP Kang, Project Planner, at (951) 955-1888 or email at hpkang@rctIma.org / MAILSTOP# 1070.

Public Hearing Path: DH: 🛛 PC: 🗌 BOS: 🗌

COMMENTS:

DATE: ____

SIGNATURE:

PLEASE PRINT NAME AND TITLE:

TELEPHONE: _

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y:\Planning Case Files-Riverside office\PP06956R5\Administrative\LDC Transmittal Forms\PP06956R5 LDC_DRT Initial Transmittal Form.docx

LAND DEVELOPMENT COMMITTEE 2nd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409 Riverside, CA 92502-1409

DATE: August 22, 2014

ТО

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Fire Dept. Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones P.D. Landscaping Section-Mark Hughes P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 6956, REVISED PERMIT NO. 5, AMENDED NO. 1 – EA42585 – Applicant: Visioneering Studios – Engineer/Representative: Blaine Womer Civil Engineering – Third/Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Northerly of Stetson Avenue, southerly of Lomas Street, easterly of Stanford Street, and westerly of Meridian Street – 6.46 Gross Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - REQUEST: The Revised Permit proposes to expand the Worship Building with more seating, classrooms, a cafe, private elementary school bldg., storage facility , expand parking and new landscaping. – APN: 449-250-028 – Related Cases: PP06956, PP06956R1, R2, R3, and R4

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department. Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a LDC comments on September 11, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or bef ore the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Environmental Health, Fire Dept., B&S – Plnchk, B&S – Grading, EPD, Geology, Archaeo., Landscape

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at <u>dabraham@rctlma.org</u> / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y:\Planning Case Files-Riverside office\PP06956R5\Administrative\LDC Transmittal Forms\PP06956R5_LDC Amended Transmittal Form.docx

LAND DEVELOPMENT COMMITTEE 2nd CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409 Riverside, CA 92502-1409

DATE: October 21, 2014

ТО

Riv. Co. Building & Safety – Plan Check P.D. Landscaping Section-Mark Hughes

PLOT PLAN NO. 6956, REVISED PERMIT NO. 5, AMENDED NO. 1 – EA42585 – Applicant: Visioneering Studios – Engineer/Representative: Blaine Womer Civil Engineering – Third/Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Northerly of Stetson Avenue, southerly of Lomas Street, easterly of Stanford Street, and westerly of Meridian Street – 6.46 Gross Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The Revised Permit proposes to expand the Worship Building with more seating, classrooms, a cafe, private elementary school bldg., storage facility , expand parking and new landscaping. – APN: 449-250-028 – Related Cases: PP06956, PP06956R1, R2, R3, and R4

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 13, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctIma.org** / **MAILSTOP# 1070**.

COMMENTS:

Corrections

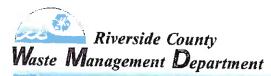
DATE: _____

SIGNATURE:

TELEPHONE:

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Y:\Planning Case Files-Riverside office\PP06956R5\Administrative\LDC Transmittal Forms\PP06956R5_B&S Plan Check and Landscaping Transmital Form.10.21.14.docx



Hans W. Kernkamp, General Manager-Chief Engineer

May 2, 2013

KP Kang, Project Planner Riverside County Planning Department P.O. Box No. 1409 Riverside, CA 92502-1409

N 0.6 2013 Niverson - 4

RE: Plot Plan (PP) 6956, Revision No. 5 – Expand an Existing Community Church to Add a Preschool/Nursery, a Children's Use Building, an Elementary School, and Additional Storage Facility (APN: 449-250-028)

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located easterly of Stanford Street, southerly of Lomas Street, westerly of Meridian Street, and northerly of Stetson Avenue in the San Jacinto Valley Area Plan. In order to mitigate the potential solid waste impacts of PP 9162R1 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for PP 6956R5:

- 1. Prior to issuance of a building permit FOR EACH BUILDING, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. **Prior to final building inspection,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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

14310 Frederick Street • Moreno Valley. CA 92553 • (951) 486-3200 • Fax (951) 486-3205 • Fax (951) 486-3230 www.rivcowm.org 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.

- 4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

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

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

KP Kang, Project Planner PP 6956R5 May 2, 2013 Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely, Sung-Key Ma Urban/Regional Planner IV

PD #136632



September 30, 2014

Subject: Noise Clearance for Plot Plan 6956 R5

Attention: Damaris Abraham, Project Planner

Clearance is provided (based on noise consultants recommendations) for 80.Planning.10 "Map – Acoustical Study" (as it pertains to the Office of Industrial Hygiene) relating to 45 Ldn interior and 65 Ldn exterior noise standard.

PROVIDED THAT:

- Provide at a minimum the structures that front along Stetson Ave. and Stanford St. shall be constructed with batten insulation in the exterior walls. Alternatively, these structures could be of masonry construction negating this requirement.
- 2. The units shall be constructed such that any operable windows position along Stetson Ave. (south facing) and Stanford St. (west facing) do not exceed 30 percent of wall area.
- All exterior fittings that enter these structures (e.g. electrical conduits, HVAC ducts) area to be sealed with caulk such that the fittings are rendered reasonably air-tight. Any metal duct-work that is exposed to the exterior environment shall be enclosed and insulated to avoid noise transference through the ducting.
- 4. All windows and door assemblies facing Stetson Ave. and Stanford St. use dual glazing at <u>STC rating of 31</u> or higher.
- 5. Provide "windows closed" condition requiring mechanical ventilation per the California Building Code.
- 6. Provide exterior walls with a minimum STC rating of 46. Typical walls with this rating will have 2 x4 studs or greater. 16" o.c. with R-13 insulation, a minimum 7/8 " exterior surface of cement plaster and a minimum interior surface of ½" gypsum board.
- 7. All front entry doors throughout the project shall be well weather stripped solid core wood or insulated metal assemblies at least 1-3.4" thick.

Office of Industrial Hygiene, 3880 Lemon Street, Suite 200 Riverside, CA 92502, Office: 951-955-8982 FAX: 951 955-8988 6. All window and door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped for lots throughout the project.

7. The roof system at all units should have a minimum ½ "plywood sheathing that is well sealed to form a continuous barrier to the noise. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Minimum R-19 insulation batts should be placed in the rafter space underside of the roof sheathing.

8. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

If you have any questions, please call at (951) 955-8980.

Stor Almo

Steven D. Hinde, REHS, CIH Senior Industrial Hygienist



July 31, 2014

Lisa Edwards Project Planner Riverside County Planning Department 4080 Lemon St., 12th Fl. Riverside, CA 92501-3634

Re: Plot Plan # 06956R5 - Community Christian Church - Business Plan Via: Email

Dear Ms. Edwards, The following information provides a business plan for the proposed new Plot Plan 06956R5.

Mission Statement "Stepping in, Building up, Living out"

Vision Statement To reach the community for Christ

General Services Provided Church Weekend worship services Weddings, funerals, etc. Community-wide events, banquets, concerts

Community Center

Due to the proximity to the high school, the church is providing a community development center for the students and adults. Daycare before and after school

As part of the proposed site plan development for Community Christian Church, there are a total of 4 buildings: 3 new and 1 tenant improvement. The buildings include an existing worship building ('A'), nursery/preschool ('B'), multi-purpose building ('C'), and Community Development Center ('D').

Please see a more detailed description below of the intention of use for weekends and weekdays for this site.

Operations Description:

<u>Building A: Worship Center</u> – assembly space for weekend service gatherings

Saturday evening services: 5-9 pm = 250 average attendance Sunday morning services: 8 am - 1 pm 750 (in 2 services) average attendance

Future service capacity is: 750 seats

- <u>Building B:</u> Nursery for weekend worship services and Daycare during weekdays
 - o Accessory uses to Building A are in the following buildings:
 - o 1st Floor: children's classrooms with adult volunteers
 - o 2nd Floor: adult bible study classrooms
 - Concurrent and non-concurrent use. Some adult classes may be meeting in rooms on a weekend, but most of their use will be during the week. There may be 30-50 adults during another service time.
 - o pre-school/daycare during weekdays
 - Monday-Friday, 7:00 am 6:30 pm
 - 2 years = 0 existing and 28 future
 - 3 years = 13 existing and 32 future
 - 4 years = 29 existing and 32 future
 - 5 years = 2 existing

Total of 44 existing and 92 future children

- Building C-1: Classrooms and Administration
 - 1st floor and 2nd floor: Weekend Sunday school classrooms with adult volunteers Tuesday & Wednesday, 6:30-9:00 pm Concurrent use occurs during all weekend services
 - 2nd floor: Administration/staff offices
 Monday—Friday, 7:00 am—4:00 pm
- <u>Building C-2</u>: Café and exterior pavilion
 - Open only during church and community planned events, and between the times of 7:00am - 9:00 pm

- Fellowship space for church service attendees. This space will act as a lounge/café space for coffee and snacks. An accessory use to the worship building.
- There is some natural overlap in this space from one service to the next. By the time another service starts there's usually no more than 20 people still left from a previous service.
- Concurrent and non-concurrent use: this church café space will fluctuate in the amount of occupants based on traffic flow before, in between and after services.
- Building C-3: Youth Building for high school and jr. high, and community space
 - Youth group

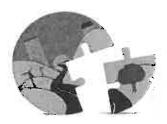
Tuesday & Wednesday, 6:30 pm – 9:00 pm Concurrent and non-concurrent use: the jr. high students will meet while first service occurs on Sunday morning. The High school age meet with the adults, in worship

 Open days are available for student and community use, 3:00 pm - 9:00 pm Students can hang out in a safe environment after school
 Open days are available for community events larger than the classrooms

A Maximum of 225 high school & Junior high students

- Building D: Community Development Center
 - Classrooms available: Mon—Fri: 7:00 am to 9 pm
 Examples include, but not limited to: Student tutoring, job preparation, English classes, job training, finance management, seminars, etc.

Sincerely, John Scott, Pastor CC: Matt Molsberry, Visioneering Studios



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

PLOT PLAN REVISED PER	MIT	CONDITIONAL L PUBLIC USE PE	ISE PERMIT RMIT	TEMPOR	RARY USE PERMIT
PROPOSED LAND	DUSE: EDUCA	TION WITH CHUR	CH AS ACCES	SSORY	
ORDINANCE NO.	348 SECTION AU		OPOSED LAN	ND USE: ZONE	: A-1-5, LAND USE: MDR
ALL APPLICATIONS MU TO THE SPECIFIC PRO APPLICATIONS WILL NO	<u>IECT. ADDITIONAL INF</u>	RMATION REQUIRED	<u>UNDER ANY SU</u> REQUIRED AFTEI	IPPLEMENTAL INF R INITIAL RECEIPT	ORMATION LIST APPLICABLE AND REVIEW. INCOMPLETE
CASE NUMBER:	PP069.56	R-S	DATE S	UBMITTED: _	3/14/2013
APPLICATION INF	ORMATION				
Applicant's Name:	Visioneering Stud	ios	_ E-Mail:	mmolsberry@v	visioneeringstudios.com
Mailing Address: _	2050 Main Street,				
	Irvine, CA 92614	Stree	ət		
	City	Sta	te	ZIP	
Daytime Phone No	: (<u>949</u>) <u>470-613</u>	9	Fax No: ()	
Engineer/Represer	ntative's Name: _B	laine Womer Civi	l Engineering	E-Mail:	bwomer@bawce.com
Mailing Address:	41555 E. Florida Av	ve., Suite G			
	Hemet CA	Stree 92544	ət		
	City	Sta	te	ZIP .	
Daytime Phone No	: ()		Fax No: ()	
Property Owner's N	lame: Communit	y Christian Churc	<u>h</u> E-Mail:		
Mailing Address: _	41762 Stets				
	Hemet	Stree CA 92544			
	City	Sta		ZIP	
Daytime Phone No	: (<u>951</u>) <u>929 - 2</u>	135	Fax No: ()	
P.O. Box 1409,	• · 4080 Lemon Street, Riverside, California 9 ·3200 · Fax (951) 955	2502-1409		Palm Desert, Ca	36 El Cerrito Road Ilifornia 92211 Ix (760) 863-7555

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Konald L. Fournier PRINTED NAME OF APPLICANT

sall SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Ronald L. Fournier	Bonald Is Yourin
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
Philip O. Pendley	CARS
<u>PRINTED NAME</u> OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 449-250-028

Section: 13	Township: <u>5</u>	South	Range:	1 West
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APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: _	6.30					
General location (nearby or cro	ss streets):	North of	Stetson A	venue		, South of
Lomas Street	East of	Stanford S	Street	, West of _	Meridian Street	
Thomas Brothers map, edition y						
Project Description: (describe th Fully develop property by expan (B) new nursery/adult classroom administration offices and a cafe (E) storage facility (accessory to driveway curb cut on Stanford S development will be phased. Related cases filed in conjunction	nding the (A) n bldg., (C) r e (accessory o church), ex ot, and add on with this) Worship E new multip y to church xpand the p head in str applicatior	Bldg. with ma arpose bldg. and school parking, new reet parking	with classro), (D) private (landscaping	oms accessory to elementary school between buildings ord and Stetson.	the church bldg., s, relocate
					,,,,,,,	
Is there a previous application fi	iled on the	same site:	Yes 🔽 N	No 🗌		
If yes, provide Case No(s). PP	06956			(Parc	el Map, Zone Cha	ange, etc.)
E.A. No. (if known)EA38562		E	E.I.R. No. (if	applicable):		
Have any special studies or re geological or geotechnical report						
If yes, indicate the type of repor	t(s) and pro	ovide a cop	y:			
Is water service available at the	project site	e: Yes 🗹	No 🗌			
If "No," how far must the water I	line(s) be ex	xtended to	provide serv	vice? (No. of	feet/miles)	
Will the project eventually required common area improvements?	ire landsca Yes 🚺 1	ping either No □	on-site or	as part of a	road improvemen	t or other
Is sewer service available at the	e site? Yes	V No				
If "No," how far must the sewer	line(s) be e	extended to	provide ser	vice? (No. of	feet/miles)	
Will the project result in cut or fi	Il slopes ste	eper than	2:1 or highe	er than 10 fee	et? Yes 🗌 No 🛛	
How much grading is proposed	for the proj	ect site?				
Estimated amount of cut = cubic	c yards:	3,600			••••••••••••••••••••••••••••••••••••••	

NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 6956, REVISED PERMIT NO. 5 – Adopt a Mitigated Negative Declaration – Applicant: Visioneering Studios – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) – Location: Northeasterly corner of Stetson Avenue and Stanford Street – 7.65 Gross Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST:** The Revised Permit to the approved Plot Plan proposes to expand the existing Community Christian Church. The project will be completed in two phases. Phase I will include expanding the existing worship center building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. Phase I also includes removing three (3) existing modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi-purpose building (Building C1) with classrooms and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft. nursery (Building B) for nursery/preschool and assembly use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sq. ft. café, a two-story 14,091 sq. ft. community center building (Building D), and a 1,440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible parking spaces for Phase I and 370 parking spaces and 8 accessible parking spaces at final build-out (Phase II).

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter **MARCH 9, 2015** RIVERSIDE COUNTRY ADMINISTRATIVE CENTER 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email <u>dabraham@rctlma.org</u> or go to the County Planning Department's Director's Hearing agenda web page at <u>http://planning.rctlma.org/PublicHearings.aspx</u>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department,4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Damaris Abraham P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

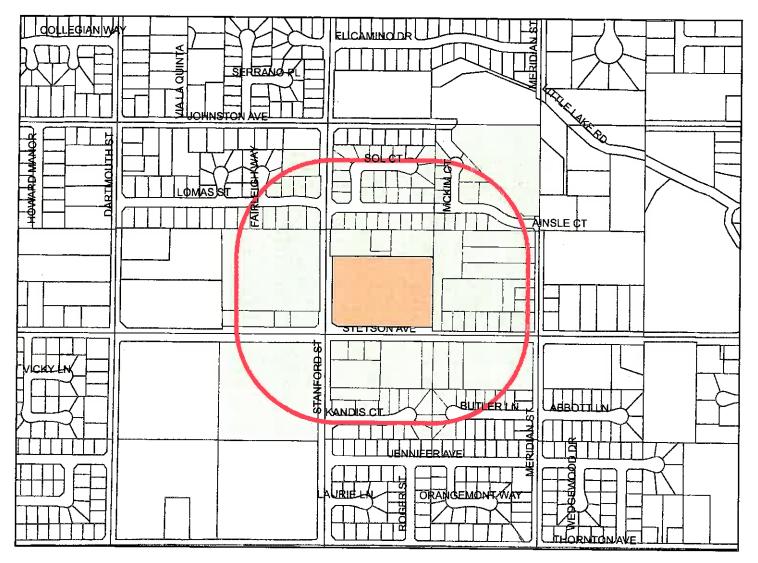
I, VINNIE NGUYEN , certify that on 12/9/2014	,
The attached property owners list was prepared by Riverside County GIS	,
APN (s) or case numbers PP06956R5	For
Company or Individual's Name Planning Department	,
Distance buffered 600	

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.

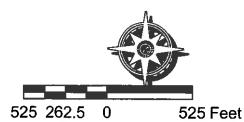
NAME:	Vinnie Nguyen	C	
TITLE	GIS Analyst		
ADDRESS:	4080 Lemon Street 2 nd Floor	<u>. </u>	
	Riverside, Ca. 92502		
TELEPHONE NUMBER (8 2	m. – 5 p.m.): <u>(951) 955-8</u>	158	
		V SA	هور
			12

PP06956R5 (600 feet buffer)



Selected Parcels

450-110-028 449-331-012	449-352-005 449-331-027		450-110-023 449-332-009	450-110-030 450-110-002	449-260-035	449-331-023	450-110-026	449-331-020	449-260-032 449-331-016
449-331-017	450-110-037	450-110-010	449-250-009	449-352-006	449-331-011	449-250-019	449-331-030	449-351-011	449-351-006
449-250-018	449-260-031	449-250-022 449-332-001	450-110-025	449-250-002	449-270-004	449-270-005	449-270-006	449-270-009	450-100-001
449-331-009	449-332-005	449-352-002 450-110-040	449-331-021	449-261-015	449-331-014	449-331-015	449-331-022	449-351-004	449-250-007
449-250-023	4 49- 260-034	449-351-007 450-110-004	449-332-008	449-261-011	449-261-014	449-331-019	450-110-006	449-250-010	449-250-014
450-110-012	449-250-028	449-250-020	449-261-012	449-352-004	450-110-029	449-250-016	449-331-028	450-110-042 449-332-003	
450-110-039	450-11 0-045	449-260-018	450-110-011	449-351-002	449-351-003	449-260-033	450-110-003	449-261-010	450-110-005



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. ASMT: 449250002, APN: 449250002 GRACE KAINO, ETAL P O BOX 2742 AVALON CA 90704

ASMT: 449250006, APN: 449250006 ARTHUR TORREZ, ETAL 41890 STETSON AVE HEMET, CA. 92544

ASMT: 449250007, APN: 449250007 LISA SMITH, ETAL 26883 MERIDIAN ST HEMET, CA. 92544

ASMT: 449250008, APN: 449250008 DONALD PLAZIO 26985 MERIDIAN ST HEMET, CA. 92544

ASMT: 449250009, APN: 449250009 DARLA NANOMANTUBE 26955 MERIDIAN ST HEMET, CA. 92544

ASMT: 449250010, APN: 449250010 PHIL JACKSON 41896 STETSON AVE HEMET, CA. 92544

ASMT: 449250013, APN: 449250013 DOROTHY KAITUKOFF 41900 STETSON AVE HEMET, CA. 92544 ASMT: 449250014, APN: 449250014 TWYLA HERNANDEZ, ETAL 41920 STETSON AVE HEMET, CA. 92544

ASMT: 449250015, APN: 449250015 CESAR AVELAR 41934 STETSON AVE HEMET, CA. 92544

ASMT: 449250016, APN: 449250016 JARROD HINES, ETAL 2370 CR 29 CRAIG CO 81625

ASMT: 449250017, APN: 449250017 MILDRED MILLER, ETAL 41970 STETSON AVE HEMET, CA. 92544

ASMT: 449250018, APN: 449250018 ANGELICA RAMOS SMITH, ETAL 41980 STETSON AVE HEMET, CA. 92544

ASMT: 449250019, APN: 449250019 DEBORAH LAWHORNE 26880 STANFORD ST HEMET, CA. 92544

ASMT: 449250020, APN: 449250020 SENIOR DREAM 1 1463 RABBIT PEAK WAY HEMET CA 92544





MONA EKSTROM

HEMET, CA. 92544

26830 FAIRLEIGH WAY

ASMT: 449250021, APN: 449250021 ROBERT DENKERS 1778 W CHALET AVE ANAHEIM CA 92804 ASMT: 449260033, APN: 449260033 BENNIE CLARK, ETAL 41706 LOMAS ST HEMET, CA. 92544

ASMT: 449260034, APN: 449260034

ASMT: 449250022, APN: 449250022 DORIS BADGER 26965 MERIDIAN ST HEMET, CA. 92544

ASMT: 449250023, APN: 449250023 MICHAEL BARBER 26975 MERIDIAN ST HEMET, CA. 92544

ASMT: 449250028, APN: 449250028 SAN JACINTO VALLEY COMM CHRISTIAN CHU 41762 STETSON AVE HEMET, CA. 92544

ASMT: 449260018, APN: 449260018 VICKY BACKES 1096 PETER CHRISTIAN CORONA CA 92881

ASMT: 449260031, APN: 449260031 GABRIEL CAMPOS 41736 LOMAS ST HEMET, CA. 92544

ASMT: 449260032, APN: 449260032 BERNADETTE ALLEN 41720 LOMAS ST HEMET, CA. 92544 ASMT: 449260035, APN: 449260035 ANNA FERGUSON 26820 FAIRLEIGH WAY HEMET CA 92544

ASMT: 449261010, APN: 449261010 ELYSE TIERNEY, ETAL 41649 LOMAS ST HEMET, CA. 92544

ASMT: 449261011, APN: 449261011 ASSOC INC, ETAL C/O MIKE NOVAK 5982 OMEGA ST RIVERSIDE CA 92506

ASMT: 449261012, APN: 449261012 SHAWN KRAMER 41679 LOMAS ST HEMET, CA. 92544

ASMT: 449261013, APN: 449261013 BETTY JORDAN, ETAL 41695 LOMAS ST HEMET, CA. 92544



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Y

ASMT: 449261014, APN: 449261014 PASTORA ARANA 13806 LONGWORTH AVE NORWALK CA 90650

ASMT: 449261015, APN: 449261015 JOAN GREER 41735 LOMAS ST HEMET, CA. 92544

ASMT: 449270009, APN: 449270009 HEMET UNIFIED SCHOOL DIST C/O PHILIP O PENDLEY 2350 W LATHAM AVE HEMET CA 92545

ASMT: 449331009, APN: 449331009 JANETTE POWERS, ETAL 26861 SOL CT HEMET, CA. 92544

ASMT: 449331010, APN: 449331010 ANA DEANDA, ETAL 26851 SOL CT HEMET, CA. 92544

ASMT: 449331011, APN: 449331011 STACIA SUTLIFF, ETAL 26841 SOL CT HEMET, CA. 92544

ASMT: 449331012, APN: 449331012 BEVERLY JACKSON 26831 SOL CT HEMET, CA. 92544 ASMT: 449331013, APN: 449331013 PHYLLIS OLGUIN 28679 SHADY BROOK DR MENIFEE CA 92584

ASMT: 449331014, APN: 449331014 JOANNE URBAN 26811 SOL CT HEMET, CA. 92544

ASMT: 449331015, APN: 449331015 CYNTHIA BETTENCOURT, ETAL 26801 SOL CT HEMET, CA. 92544

ASMT: 449331016, APN: 449331016 HELEN MOWER, ETAL 26791 SOL CT HEMET, CA. 92544

ASMT: 449331017, APN: 449331017 CLAUDIA SCHUMANN 26781 SOL CT HEMET, CA. 92544

ASMT: 449331019, APN: 449331019 HELENE LAPPINGA, ETAL 26761 SOL CT HEMET, CA. 92544

ASMT: 449331020, APN: 449331020 SANDRA YORK, ETAL 26760 SOL CT HEMET, CA. 92544





ASMT: 449331021, APN: 449331021 JESUS MONTES 26770 SOL CT HEMET, CA. 92544

ASMT: 449331022, APN: 449331022 CYNTHIA BLUE, ETAL 26776 SOL CT HEMET, CA. 92544

ASMT: 449331023, APN: 449331023 CARI INOWAY, ETAL 26786 SOL CT HEMET, CA. 92544

ASMT: 449331024, APN: 449331024 MARGARET WORTHINGTON, ETAL 26796 SOL CT HEMET CA 92544

ASMT: 449331025, APN: 449331025 EDWARD SHAKARIAN 26806 SOL CT HEMET, CA. 92544

ASMT: 449331026, APN: 449331026 RHONDA ACREE, ETAL 41802 LOMAS ST HEMET, CA. 92544

ASMT: 449331027, APN: 449331027 BOBBY HARRIS 41816 LOMAS ST HEMET, CA. 92544 ASMT: 449331028, APN: 449331028 SUSAN LEMERANDE 229 CARRINGTON DR ATHENS GA 30605

ASMT: 449331029, APN: 449331029 DEBBIE EWING, ETAL 41844 LOMAS ST HEMET, CA. 92544

ASMT: 449331030, APN: 449331030 DENISE GIBSON 41850 LOMAS ST HEMET, CA. 92544

ASMT: 449331031, APN: 449331031 CHAD KORSUND 41870 LOMAS ST HEMET, CA. 92544

ASMT: 449332001, APN: 449332001 GARY LOCKE 41763 LOMAS ST HEMET, CA. 92544

ASMT: 449332002, APN: 449332002 BRIAN TREAT, ETAL C/O BRIAN TREAT 41777 LOMAS ST HEMET, CA. 92544

ASMT: 449332003, APN: 449332003 TAMI WILHELM 140 E STETSON AVE NO 302 HEMET CA 92543



Bend along line to Bend along line to Edge™



ASMT: 449332004, APN: 449332004 JENNIFER CALTABELLOTTA, ETAL 4444 MISSION BLV SAN DIEGO CA 92109

ASMT: 449332005, APN: 449332005 MABEL CURIEL, ETAL 41819 LOMAS ST HEMET, CA. 92544

ASMT: 449332006, APN: 449332006 HECTOR URIA, ETAL 41833 LOMAS ST HEMET, CA. 92544

ASMT: 449332007, APN: 449332007 BRANDON DONE, ETAL 41847 LOMAS ST HEMET, CA. 92544

ASMT: 449332008, APN: 449332008 RUTH LIVING TRUST, ETAL C/O OMER D NORRIS 40832 RESEDA SPRINGS RD HEMET CA 92544

ASMT: 449332009, APN: 449332009 RHONDA HUMPHREY, ETAL 41871 LOMAS ST HEMET, CA. 92544

ASMT: 449351001, APN: 449351001 KATHLEEN NIELSON, ETAL 26841 MCKIM CT HEMET, CA. 92544 ASMT: 449351003, APN: 449351003 VIEWPOINT EQUITIES 1635 S PACIFIC ST OCEANSIDE CA 92054

ASMT: 449351004, APN: 449351004 LINDA CHRISTIE, ETAL 26787 MCKIM CT HEMET, CA. 92544

ASMT: 449351006, APN: 449351006 DIANE DEMENT 26800 MCKIM CT HEMET, CA. 92544

ASMT: 449351007, APN: 449351007 NORRIS GROUP COMMUNITY REINVESTMENT 1845 CHICAGO AVE STE C RIVERSIDE CA 92507

ASMT: 449351008, APN: 449351008 KATHRYN HANNEMAN 41968 LOMAS ST HEMET, CA. 92544

ASMT: 449351011, APN: 449351011 MARIA TANK, ETAL 1457 ESTUARY WAY OXNARD CA 93035

ASMT: 449352001, APN: 449352001 JONATHAN PEKARCIK 41889 LOMAS ST HEMET, CA. 92544



expose Pop-up Edge™ Bend along line to



ASMT: 449352002, APN: 449352002 JANALEE CRIPE, ETAL 41907 LOMAS ST HEMET, CA. 92544

ASMT: 449352003, APN: 449352003 KATHLEEN KIRKENDALL 1503 NAPOLI WAY SAN JACINTO CA 92583

ASMT: 449352004, APN: 449352004 SILVIA GONZALEZ 41943 LOMAS ST HEMET, CA. 92544

ASMT: 449352005, APN: 449352005 GERRITJE BOS, ETAL 41961 LOMAS ST HEMET, CA. 92544

ASMT: 449352006, APN: 449352006 ERNESTINA MACIAS, ETAL 41979 LOMAS ST HEMET, CA. 92544

ASMT: 450100001, APN: 450100001 HEMET UNIFIED SCHOOL DIST C/O RICHARD BECK 2350 E LATHAM AVE HEMET CA 92545

ASMT: 450110002, APN: 450110002 CASSANDRA HERNANDEZ 41731 STETSON AVE HEMET, CA. 92544 ASMT: 450110003, APN: 450110003 LISA CHAPPARO, ETAL 41747 STETSON AVE HEMET, CA. 92544

ASMT: 450110004, APN: 450110004 RICHARD HENDERSON 27086 STANFORD ST HEMET, CA. 92544

ASMT: 450110005, APN: 450110005 CAROL KEFFEL, ETAL 3191 BLACKHAWK MEADOW DR DANVILLE CA 94506

ASMT: 450110006, APN: 450110006 EVELYNE WUTZLER, ETAL 296 N CORNELL ST HEMET CA 92544

ASMT: 450110007, APN: 450110007 LELA LISKEY, ETAL 27090 STANFORD ST HEMET, CA. 92544

ASMT: 450110010, APN: 450110010 CAROL KOLSTER, ETAL 41831 STETSON AVE HEMET, CA. 92544

ASMT: 450110011, APN: 450110011 CORA SOTO, ETAL 41901 STETSON AVE HEMET, CA. 92544





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Etiquettes faciles à peler Utilisez le gabarit AVERY® 5162®

ASMT: 450110012, APN: 450110012 RUTH KELLY 440 OAK PL WESTLAKE VILLAGE CA 91362

ASMT: 450110022, APN: 450110022 FRANCISCO FRANCISCO 41897 BUTLER LN HEMET, CA. 92544

ASMT: 450110023, APN: 450110023 ALVERA NAFZIGER 30821 GOLDENGATE DR CANYON LAKE CA 92587

ASMT: 450110024, APN: 450110024 DEBORAH DOMIAN, ETAL 41882 BUTLER LN HEMET, CA. 92544

ASMT: 450110025, APN: 450110025 GEORGE MEHLMAUER 22290 BANDIT BLUFF WAY NUEVO CA 92567

ASMT: 450110026, APN: 450110026 ARMANDO VELASQUEZ 12495 JASMINE DR DSRT HOT SPG CA 92240

ASMT: 450110027, APN: 450110027 DIANA MANANGAN, ETAL 25034 RHINE ST HEMET CA 92544 ASMT: 450110028, APN: 450110028 2012 B PROP HOLDINGS 3200 GUASTI RD STE 100 ONTARIO CA 91761

ASMT: 450110029, APN: 450110029 SPSSM INV 4900 SANTA ANITA AV NO 2C EL MONTE CA 91731

ASMT: 450110030, APN: 450110030 ANDREA VENTURA 41952 BUTLER LN HEMET, CA. 92544

ASMT: 450110037, APN: 450110037 RAQUEL HAMILTON, ETAL 41770 KANDIS CT HEMET, CA. 92544

ASMT: 450110038, APN: 450110038 MARY CARLSON 41786 KANDIS CT HEMET, CA. 92544

ASMT: 450110039, APN: 450110039 THOMAS REED C/O DEBRA A CARREL 41802 KANDIS CT HEMET, CA. 92544

ASMT: 450110040, APN: 450110040 MARTHA REVUELTAS, ETAL 506 W JULIANNA AVE ANAHEIM CA 92801





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ASMT: 450110041, APN: 450110041 BORIS POLISHCHUK 19048 CHASE ST NORTHRIDGE CA 91324

ASMT: 450110042, APN: 450110042 LISE STUEVE, ETAL 41850 KANDIS CT HEMET, CA. 92544

ASMT: 450110043, APN: 450110043 CRESENCIA MOSBY, ETAL 41866 KANDIS CT HEMET, CA. 92544

ASMT: 450110044, APN: 450110044 PATRICIA LINAN, ETAL 41869 KANDIS CT HEMET, CA. 92544

ASMT: 450110045, APN: 450110045 USANIE CHAISONGKRAM 41853 KANDIS CT HEMET, CA. 92544

ASMT: 450110047, APN: 450110047 FRED TELLEZ 41829 KANDIS CT HEMET, CA. 92544

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PP06956R5 12/24/2014 10:55:47 AM

Southern California Edison 2244 Walnut Grove Ave., Rm 312 P.O. Box 600 Rosemead, CA 91770

The Gas Company 7000 Indiana Ave., #105 Riverside, CA 92506 Hemet Unified School District 2350 W. Latham Ave. Hemet, CA 92545-3654

Hemet City Hall 445 E. Florida Ave. Hemet, CA 92545 Eastern Municipal Water District Attn: Elizabeth Lovsted 2270 Trumble Rd. P.O. Box 8300 Perris, CA 92570

Applicant: Visioneering Studios 2050 Main Street, Suite 400 Irvine, CA 92614

Applicant: John E McAndrews P.O. Box 470 Idyllwild, CA 92549 Eng-Rep: Blaine Womer Civil Engineering 41555 E. Florida Ave., Suite G Hemet, CA 92544

Eng-Rep: Blaine Womer Civil Engineering 41555 E. Florida Ave., Suite G Hemet, CA 92544 Owner: Community Christian Church 41762 Stetson Ave. Hemet, CA 92544

Owner: Community Christian Church 41762 Stetson Ave. Hemet, CA 92544

Steve Weiss, AICP	RIVERSIDE COUNTY PLANNING DEPARTMENT
Planning 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□38686 El Cerrito RoadP. O. Box 1409Palm Desert, California 92211Riverside, CA 92502-1409
SUBJECT: Filing of Notice of Determination in c	ompliance with Section 21152 of the California Public Resources Code.
EA42585/Plot Plan No. 6956, Revised Permit No Project Title/Case Numbers	5
Damaris Abraham	(951) 955-5719 Phone Number
N/A	
State Clearinghouse Number (if submitted to the State Clearingho	use)
Visioneering Studios Project Applicant	2050 Main Street, Suite 400, Irvine, CA 92614
The project is located at the northeasterly corner Project Location	
I will include expanding the existing worship cent Phase I also includes removing three (3) existing purpose building (Building C1) with classrooms (Building B) for nursery/preschool and assemblic community center building (Building D), and a 1	pposes to expand the existing Community Christian Church. The project will be completed in two phases. Phase er building by 2,200 sq. ft. (Building A) with more seating and accessory uses. Building A will be 15,338 sq. ft. ig modular classrooms and two (2) existing modular offices, constructing a new 2-story 17,508 sq. ft. multi- and offices, and expanding parking and landscaping. Phase II will include a two-story 14,600 sq. ft. nursery y use, a two-story 6,900 sq. ft. youth building (Building C3), a 2,098 sq. ft. café, a two-story 14,091 sq. ft. 440 sq. ft. storage building (Building E). The project is also proposing 272 parking spaces with 7 accessible es and 8 accessible parking spaces at final build-out (Phase II).

This is to advise that the Riverside County <u>Planning Director</u>, as the lead agency, has approved the above-referenced project on <u>March 9, 2015</u>, and has made the following determinations regarding that project:

- 1. The project WILL NOT have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
- 3. Mitigation measures WERE made a condition of the approval of the project.
- 4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- 5. A statement of Overriding Considerations WAS NOT adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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.

March 9, 2015

Date

	Project Planner
Signature	Title
Date Received for Filing and Posting at OPR:	<u>.</u>

DM/dm Revised 1/27/2015

Y:\Planning Case Files-Riverside office\PP06956R5\DH-PC-BOS Hearings\DH-PC\PP06956R5.NOD Form.docx

Please charge deposit fee case#: ZEA42585 ZCFG5962

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 6956, Revised Permit No. 5

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: January 26, 2015

Applicant/Project Sponsor: Visioneering Studios Date Submitted: March 18, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: ____ Date: ____

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07 Y:\Planning Case Files-Riverside office\PP06956R5\DH-PC-BOS Hearings\DH-PC\PP06956R5.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42585 ZCFG5962

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE D* REPRINTED * R1302385 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211 Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271 (951) 955-3200 (951) 694-5242 Received from: VISIONEERING STUDIOS \$50.00 paid by: CK 7645 PP06956R5 EA42585 paid towards: CFG05962 CALIF FISH & GAME: DOC FEE at parcel: 41762 STETSON AVE HEM appl type: CFG3 By Mar 18, 2013 10:54 MGARDNER posting date Mar 18, 2013

Account CodeDescriptionAmount658353120100208100CF&G TRUST: RECORD FEES\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE D* REPRINTED * R1308241 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211 Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271 (951) 955-3200 (951) 694-5242 Received from: VISIONEERING STUDIOS \$2,156.25 paid by: CK 14755 PP06956R5 EA42585 paid towards: CFG05962 CALIF FISH & GAME: DOC FEE at parcel: 41762 STETSON AVE HEM appl type: CFG3 By Aug 29, 2013 11:00 BNTHOMAR posting date Aug 29, 2013

 Account Code
 Description
 Amount

 658353120100208100
 CF&G TRUST
 \$2,156.25

Overpayments of less than \$5.00 will not be refunded!

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COUNTY OF RIVERSIDE D* REPRINTED * R1413515 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211 Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271 (951) 955-3200 (951) 694-5242 Received from: VISIONEERING STUDIOS \$53.75 paid by: CK 9006 PP06956R5 EA42585 paid towards: CFG05962 CALIF FISH & GAME: DOC FEE at parcel: 41762 STETSON AVE HEM appl type: CFG3 By Dec 16, 2014 11:36 MGARDNER posting date Dec 16, 2014 Account Code Description Amount

658353120100208100 CF&G TRUST \$53.75

Overpayments of less than \$5.00 will not be refunded!