



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

JUNE 6, 2016

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 CONSENT CALENDAR

- 1.1 **TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1** – EA40974 - Applicant: Applicant: R & S Land Company - Engineer/Representative: Pardue, Cornwell & Associates - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Western Coachella Valley Area Plan: Very Low Density Residential - Rural Community (VLDR- RC) (1 Acre Minimum) - Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Chuckawalla Way - 5 Acres - Zoning: One-Family Dwelling - One Acre (R-1-1) (One Acre Minimum) - APPROVED PROJECT DESCRIPTION: Schedule H land division to divide five acres into three (3) residential parcels. **REQUEST:** EXTENSION OF TIME to April 25, 2017 for TENTATIVE PARCEL MAP No. 32449M1 – First Extension. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

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

- 2.1 **NONE**

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

- 3.1 **PLOT PLAN NO. 19818** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Giovanni Aguilar - Engineer/Representative: DIXI Design – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

FINAL: 05-27-16


Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The plot plan proposes to permit an existing religious assembly use (Restoration Agape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed, including a caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. The facility conducts a spiritual retreat that includes counseling and bible study sessions, which typically spans 2-3 days (Friday through Sunday) and there will be approximately 10-12 retreats per year. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

4.0 PUBLIC COMMENTS:

1.1

Agenda Item No.
Area Plan: Western Coachella Valley
Zoning District: Cathedral City/Palm
Desert
Project Planner: Tim Wheeler
Directors Hearing: June 6, 2016

Supervisorial District: Fourth
TENTATIVE PARCEL MAP NO. 32449M1
FIRST EXTENSION OF TIME
Applicant: Feiro Engineering, Inc.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map to subdivide 5.02 acres into three (3) residential lots. Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1

BACKGROUND:

Tentative Parcel Map No. 32449, Minor Change No. 1 was approved at the Director's Hearing on June 12, 2007. This tentative parcel map was originally approved by the Board of Supervisors at an appeal hearing in May 2006. The purpose of the minor change was to reduce the number of approved parcels from four parcels to three parcels. The reduction to the number of lots was proposed by the land divider after discussions with a neighboring land owner. The lots are conditioned to limit pad sizes to 10,000 square feet to reduce impacts within Cahuilla Hills. This tentative map was filed prior to the Interim Zoning Ordinance for Cahuilla Hills and is not subject to a five acre minimum lot size requirement.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Control Department is

recommending the addition of (4) conditions of approval, the Transportation Department is recommending the addition of (1) condition of approval, and the Building & Safety Department (Grading Division) is recommending the addition of (9) conditions of approval.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated April 1, 2016) indicating the acceptance of the fourteen (14) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

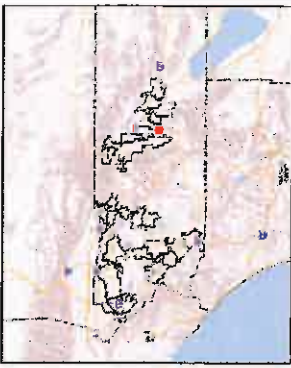
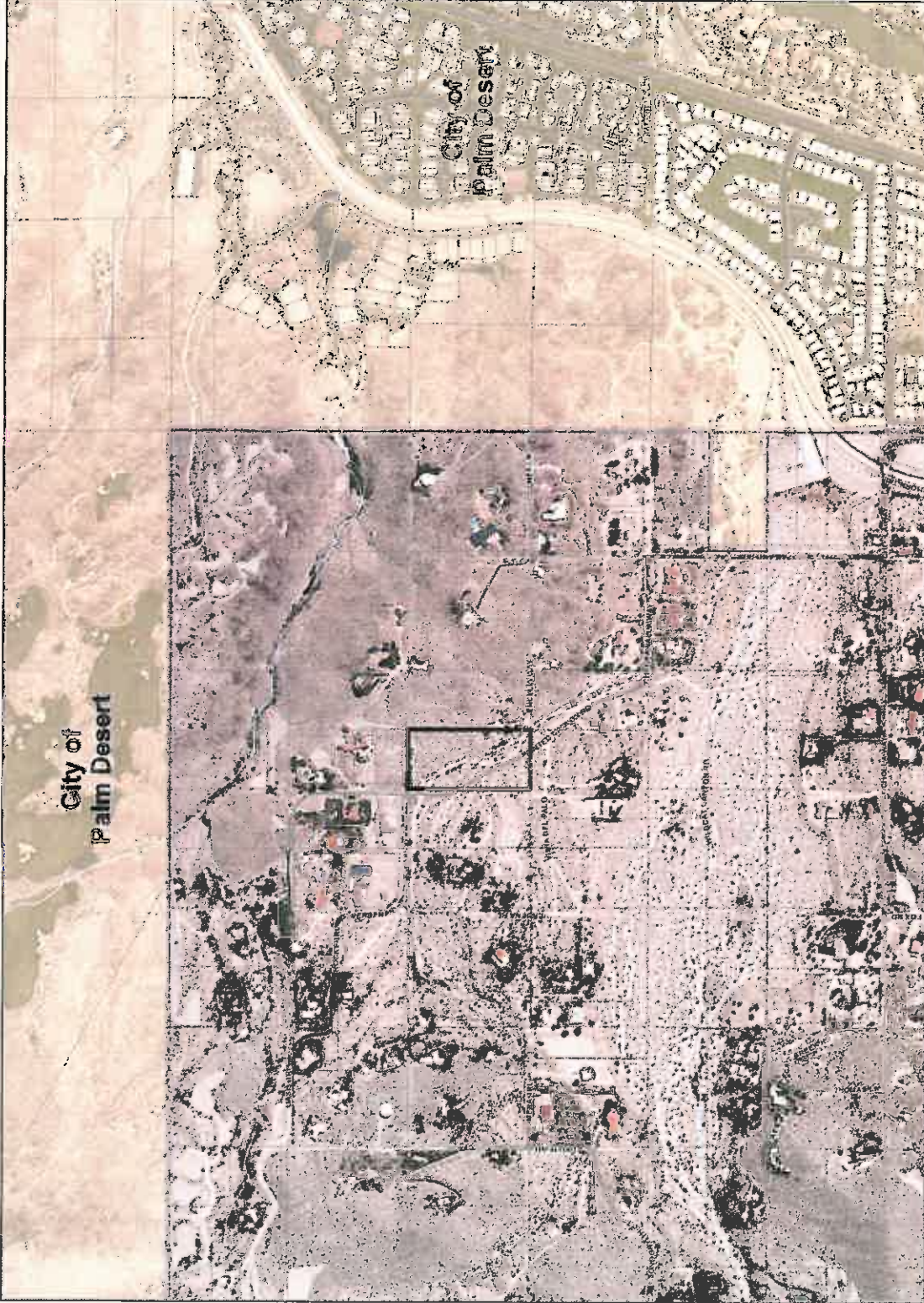
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 25, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

PM32449M1
Vicinity Map



Legend

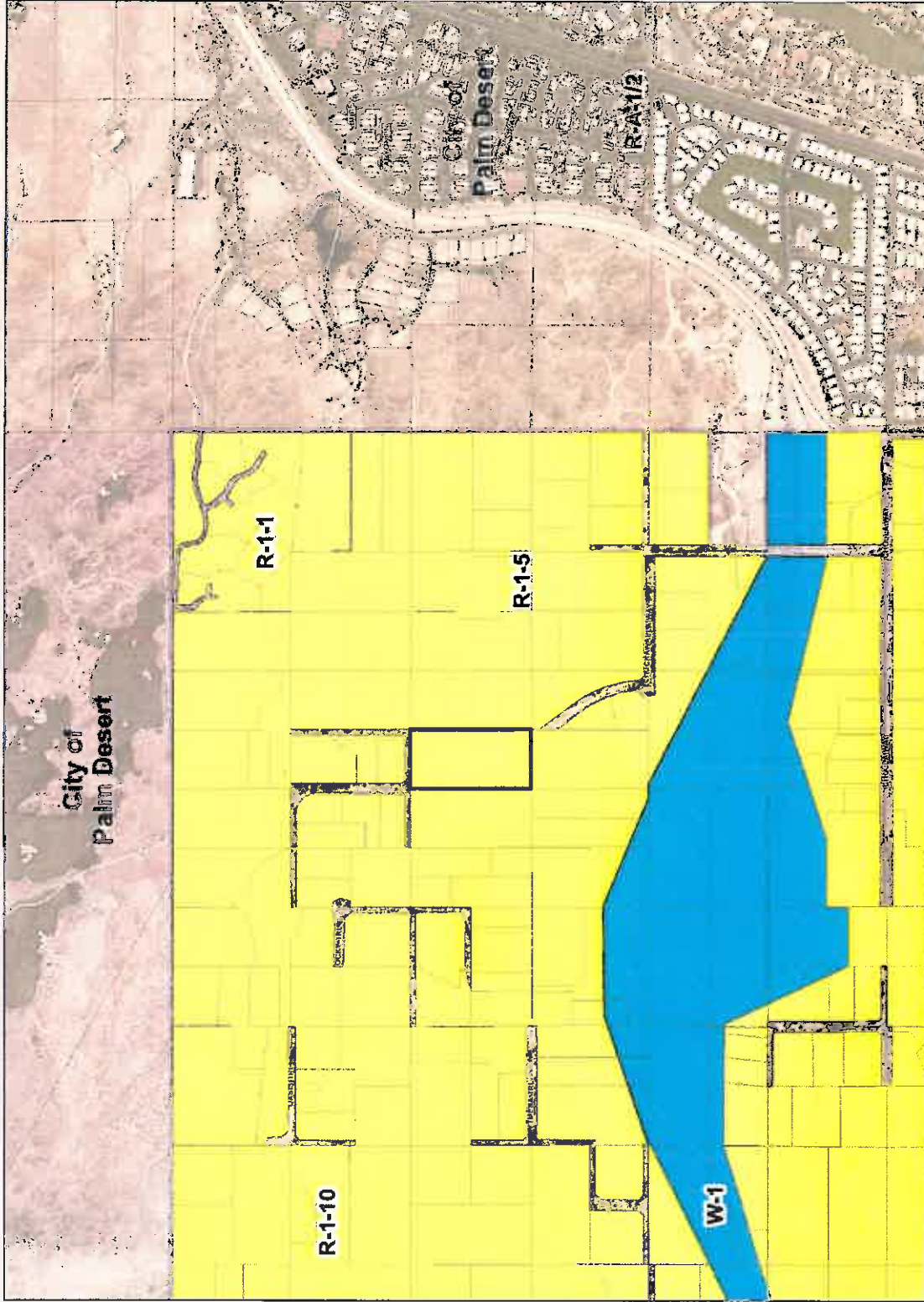
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



PM32449M1 Existing Zoning



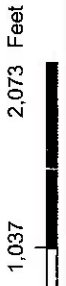
Legend

Zoning

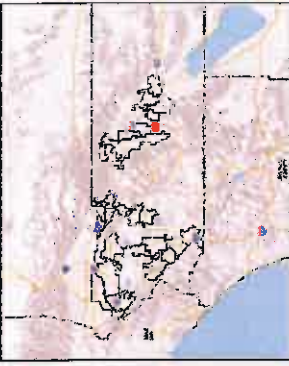
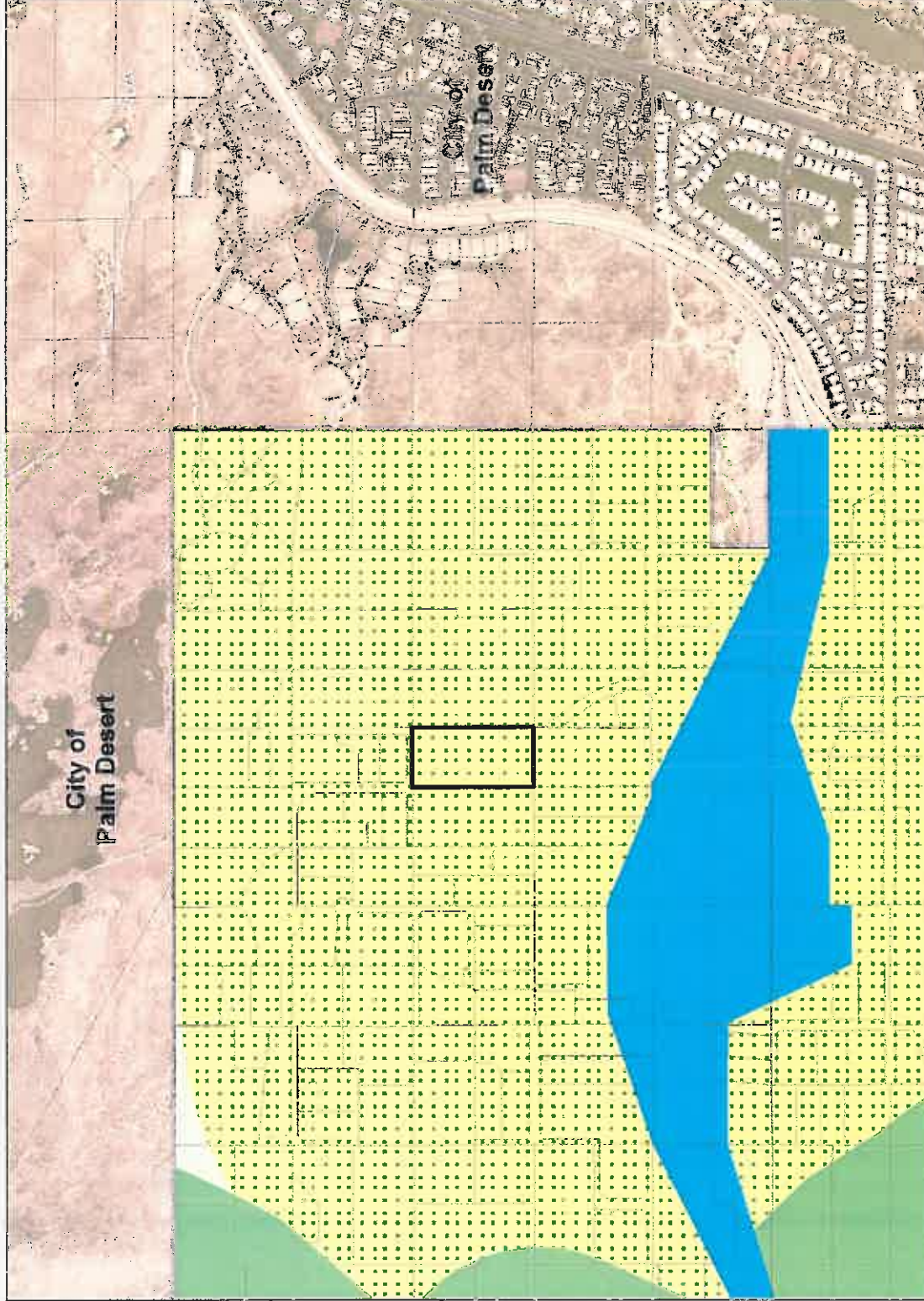
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A-1	[Green Box]
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A-1-1 1/2	[Green Box]
A-1-1/2	[Green Box]
A-1-10	[Green Box]
A-1-15	[Green Box]
A-1-2	[Green Box]
A-1-2 1/2	[Green Box]
A-1-2 1/4	[Green Box]
A-1-20	[Green Box]
A-1-30000	[Green Box]
A-1-4	[Green Box]
A-1-40	[Green Box]
A-1-5	[Green Box]
A-2	[Green Box]
A-2-1	[Green Box]
A-2-10	[Green Box]
A-2-2	[Green Box]
A-2-2 1/2	[Green Box]
A-2-20	[Green Box]
A-2-5	[Green Box]
A-D	[Green Box]
A-P	[Green Box]
A-P-10	[Green Box]
A-P-2 1/2	[Green Box]

Notes

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PM32449M1 General Plan



Legend

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

Notes

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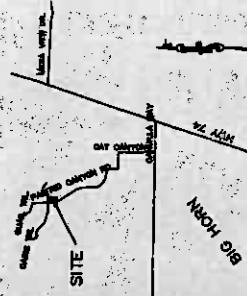
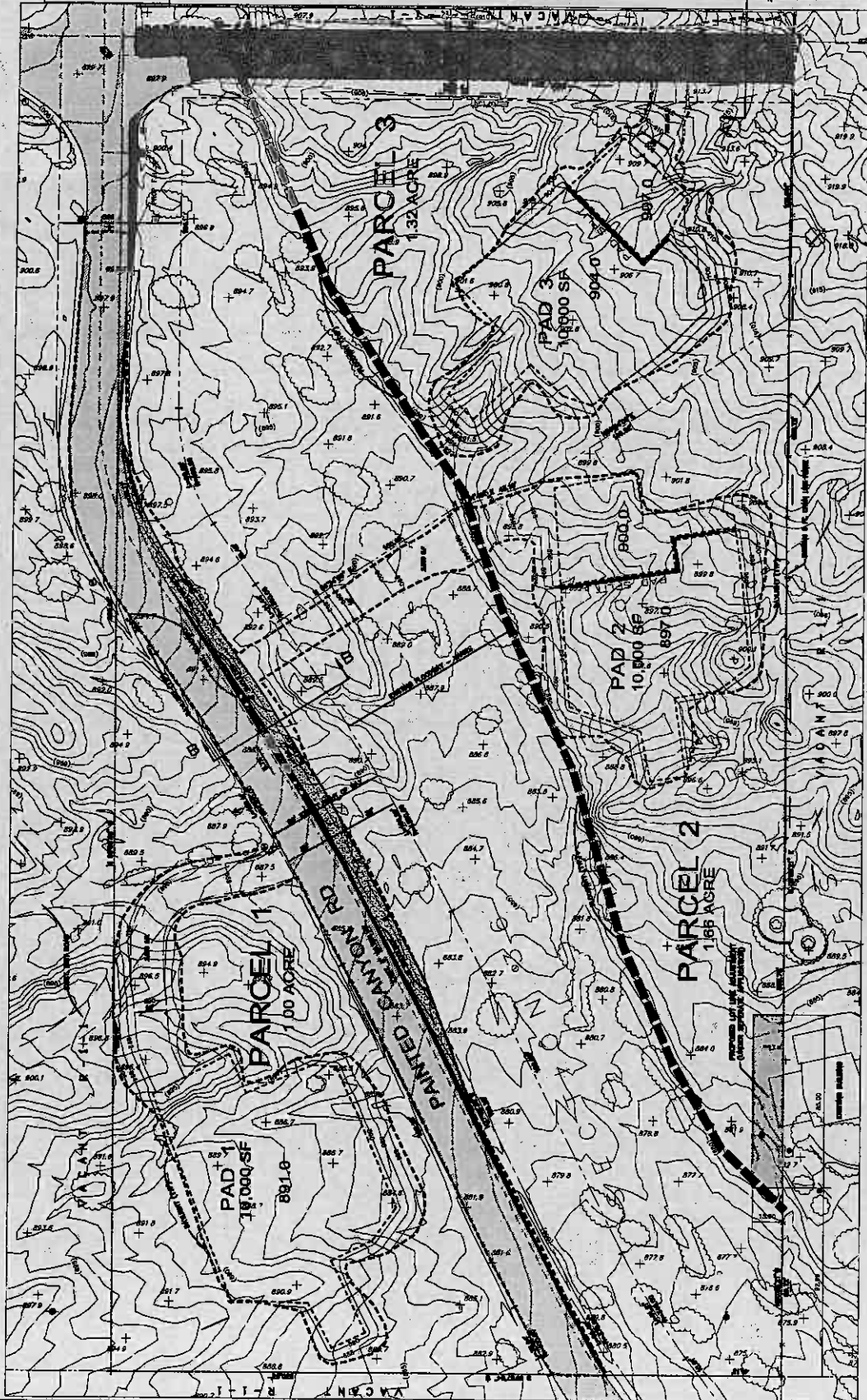
0 1,037 2,073 Feet



REPORT PRINTED ON... 5/18/2016 3:05:23 PM

© Riverside County RCIT GIS

TENTATIVE PARCEL MAP NO. 32449 and CONCEPT GRADING / DRAINAGE PLAN COUNTY OF RIVERSIDE, CALIFORNIA



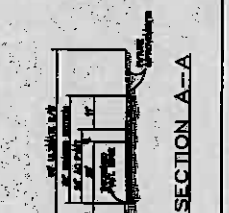
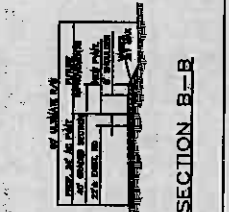
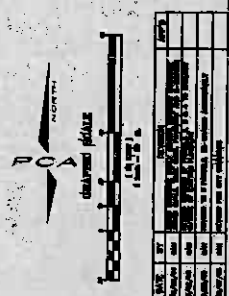
LEGAL DESCRIPTION
 The legal description of the parcels shown on this map is as follows:
 Parcel 1: 1.00 Acre, more or less, being a portion of the 1.00 Acre parcel shown on Parcel Map No. 32449, County of Riverside, California.
 Parcel 2: 1.98 Acre, more or less, being a portion of the 1.98 Acre parcel shown on Parcel Map No. 32449, County of Riverside, California.
 Parcel 3: 1.32 Acre, more or less, being a portion of the 1.32 Acre parcel shown on Parcel Map No. 32449, County of Riverside, California.

GENERAL NOTES
 1. THIS PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 439, CIVIL CODE, CALIFORNIA.
 2. THE AREA SHOWN ON THIS MAP IS NOT SUBJECT TO LIEN OR EASEMENT OF ANY KIND.
 3. THE AREA SHOWN ON THIS MAP IS NOT SUBJECT TO EASEMENT OF ANY KIND.
 4. THE AREA SHOWN ON THIS MAP IS NOT SUBJECT TO EASEMENT OF ANY KIND.
 5. THE AREA SHOWN ON THIS MAP IS NOT SUBJECT TO EASEMENT OF ANY KIND.

UTILITY CONTACT
 1. ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS MAP.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS MAP.
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS MAP.

PREPARED BY
PCA
 PROFESSIONAL CIVIL ENGINEERS
 1000 N. GARDEN ST., SUITE 200
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1111

OWNER
 R. S. LAND COMPANY, LLC
 R. S. LAND COMPANY
 44 VISTA DEL MAR
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1111



AREA SUMMARY

Item	Area (Acres)	Total Area (Acres)
Parcel 1	1.00	3.28
Parcel 2	1.98	
Parcel 3	1.32	
Total	3.28	

Extension of Time Environmental Determination

Project Case Number: PM32449M1
Original E.A. Number: EA40974
Extension of Time No.: First
Original Approval Date: April 25, 2006
Project Location: East and West of Painted Canyon Road, south of Quail Trail, north of Chuckawalla Way.
Project Description: Schedule H land division to divide five acres into three residential parcels.

On April 25, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Tim Wheeler, Urban Regional Planner III

Date: May 18, 2016
For Steve Weiss, Planning Director

From: Lucy Feiro [mailto:lfeiro24176@gmail.com]

Sent: Friday, April 01, 2016 2:58 PM

To: Ron Feiro; rclmerloc@aol.com; nick@studio-ard.com; sean@studio-ard.com; Wheeler, Timothy

Subject: Re: FW: First extension of time for Tentative Parcel Map No. 32449

Gentlemen - I have read the additional conditions of approval and see nothing that we should not agree to. Most of it is the WQMP which we already knew about. I suggest you sign it and get it back to Tim

Sorry for the delay but this wasn't routed to me prior to now.

Lucy

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Friday, March 18, 2016 2:09 PM

To: Nick Lafaro

Cc: Sean Lockyer

Subject: RE: First extension of time for Tentative Parcel Map No. 32449

Here is the acceptance email for the conditions proposed to be added per this first extension of time (see attached for COA):

Attn: Feiro Engineering, Inc.

P O Box 12980

Palm Desert, CA 92255

R&S Land Company, LLC

457 N Palm Canyon Dr. Ste. B

Palm Springs, CA 92262

Attn: Nick Lafaro

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32449M1.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on January 14, 2016. The LDC has determined it necessary to recommend the addition of fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 Flood #2

10 Trans #9

50 Flood #3

60 B&S Grade #8

60 B&S Grade #9

60 B&S Grade #10

60 B&S Grade #11

60 Floods #1

80 B&S Grade #5

80 B&S Grade #6

90 B&S Grade #3

90 B&S Grade #4

90 B&S Grade #5

90 Flood #1

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

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

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

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

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

Tim Wheeler

Interim Urban/Regional Planner II

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

TRANS DEPARTMENT

10.TRANS. 9 MAP - COUNTY WEB SITE (EOT1)

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 8 MAP -EOT1 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).

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP -EOT1 NPDES/SWPPP (cont.) RECOMMND

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.

60.BS GRADE. 9 MAP -EOT1 APPROVED WQMP RECOMMND

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

60.BS GRADE. 10 MAP-EOT1 BMP CONST NPDES PERMI RECOMMND

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

60.BS GRADE. 11 MAP -EOT1 SWPPP REVIEW RECOMMND

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.

03/18/16
13:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 5 MAP-EOT1 BMP CONST NPDES PERMI

RECOMMND

Prior to the issuance of a building 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.

80.BS GRADE. 6 MAP -EOT1 ROUGH GRADE APPROVAL

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 6 MAP -EOT1 ROUGH GRADE APPROVAL (cont.) RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT1 WQMP ANNUAL INSP FEE RECOMMND

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

90.BS GRADE. 4 USE -EOT1 WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 5... MAP - EOT1 WQMP BMP CERT REQ'D RECOMMND

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

03/18/16
13:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Fee \$339.66

APPLICATION FOR EXTENSION OF TIME

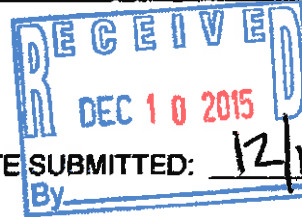
THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PM 32449 (cont)

DATE SUBMITTED: 12/10/2015



Assessor's Parcel Number(s): 628-360-006

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: April 25, 2006

Applicant's Name: Feiro Engineering, Inc.

E-Mail: ron@feiro.net

Mailing Address: P. O. Box 12980

Palm Desert ^{Street} CA 92255

City State ZIP

Daytime Phone No: (760) 346-8015

Fax No: () N/A

Property Owner's Name: R & S Land Company, LLC

E-Mail: sean@studio-ard.com

Mailing Address: 457 N. Palm Canyon Drive, Ste. B

Palm Springs ^{Street} CA 92262

City State ZIP

Daytime Phone No: (760) 322-3339

Fax No: (760) 322-6663

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

Desert Office · 38888 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference 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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Feiro Engineering, Inc.

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

R & S. Land Company, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Sean Lockyer

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of persons having an interest in the property.

TENTATIVE TRACT MAP NO. 32449, MINOR CHANGE NO. 1 – EA40974 - Applicant: Applicant: R & S Land Company - Engineer/Representative: Pardue, Cornwell & Associates - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Western Coachella Valley Area Plan: Very Low Density Residential - Rural Community (VLDR- RC) (1 Acre Minimum) - Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Chuckawalla Way - 5 Acres - Zoning: One-Family Dwelling - One Acre (R-1-1) (One Acre Minimum) - **REQUEST:** Schedule H land division to divide five acres into three (3) residential parcels.

Agenda Item No.: 301
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisorial District: First
Project Planner: John Earle Hildebrand III
Directors Hearing: June 6, 2016

PLOT PLAN NO. 19818
Environmental Assessment No. 39833
Applicant: Giovanni Aguilar
Engineer/Representative: DIXI Design


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to permit an existing religious assembly use (Restoration Agape) that has been in operation, without the required permits, since 1989. The Project consists generally of a church and a guest ranch, which specifically includes five (5) modular units, seven (7) buildings, used as a sanctuary, classrooms, conference room, storage, and caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. In addition to the construction of new parking spaces, landscaping will be installed in the parking areas and throughout the site.

The project site is located northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street within the Elsinore Area Plan, at 21871 Richard Street, Perris, CA 92570.

The project site includes four separate parcels, totaling 14.56 gross acres. However, only the three parcels fronting Richard Street and a small portion of the fourth parcel in the back are being used by the facility, as the back parcel includes sensitive areas. As part of this Plot Plan, certain site improvements will be implemented to accommodate existing and future members, specifically parking. Currently, the site includes 53 parking spaces. Improvements include formally establishing the existing 53 parking spaces and adding 52 additional parking spaces through the construction of new pavement, curbs, and accompanying landscaping, as specified in the attached plans.

Pursuant to the description provided by Restoration Agape, the facility provides a variety of activities throughout the week, including bible study sessions in the evenings and services on Sunday. The facility has one full-time employee and two part time employees to manage operations, as well as an onsite caretaker's residence. In addition, Restoration Agape regularly conducts spiritual retreats that include counseling and bible study sessions, spanning 2-3 days (Friday through Sunday). There will be approximately 10-12 retreats per year.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, south, east, |

- and west
5. Existing Land Use: An existing religious assembly facility (Restoration Agape)
6. Surrounding Land Use: Mostly vacant land and single family residences
7. Project Data: Total Acreage: 14.56 Acres
Total Bldg. Square Footage: 23,450
Total No. of Bldgs.: 13
Total Parking: 105 Spaces
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39833**, 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,

APPROVE PLOT PLAN NO. 19818, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: 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: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on the Elsinore Area Plan which allows for the development of single-family detached residences on large parcels.
2. The General Plan's Land Use Element provides that residential land uses, including Very Low 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 existing religious assembly use is a consistent use with the General Plan.
3. The project site is surrounded by properties which are designated Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed religious assembly use, is a permitted use within the Rural Residential (R-R) Zoning Classification, subject to Plot Plan approval, in accordance with Sections 5.1.c.(2) and (13) of Ordinance No. 348.
6. The proposed project is consistent with the development standards set forth in the Rural Residential (R-R) zone, including:
 - a. The buildings do not exceed the maximum allowable height of 40 ft. for one family residences and 50 ft. for other buildings as none of the buildings exceed 20 ft. in height.

- b. The lot size for the project site is 14.56 acres which exceeds the minimum ½ acre lot size requirement.
 - c. Parking areas meet Section 18.12 requirements of Ordinance No. 348. One Space per 35 sq. ft. of net assembly area for the church and 1 space for 2 beds for dormitories are provided.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.
 8. Mostly vacant land and single family residential uses have been constructed and are operating in the project vicinity.
 9. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
 10. In accordance with AB 52, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project's Cultural Resource Report and applicable mitigation and conditions of approval were provided to the tribe. As a result, Tribal consultation under AB 52 closed on March 29, 2016. Mitigation has been included within the accompanying environmental review, which has resulted in a Mitigated Negative Declaration.
 11. Environmental Assessment No. 39833 identified the following potentially significant impacts:
 - a. Cultural Resources

This listed impact 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: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 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 is located within a High Fire area and State Responsibility area, however, the project site is substantially surrounded by other development, reducing the potential for fire impacts.

7. The proposed project will not preclude reserve design for the 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 City Sphere of Influence; or
 - b. A Fault Zone; or
 - c. A Flood Zone; or
 - d. A Subsidence area; or
 - e. An Airport Influence Area; or,
 - f. A liquefaction area; or
 - g. The WRCMSHCP.
3. The project site is located within:
 - a. A High Fire Area; and
 - b. The State Responsibility Fire Area; and
 - c. The Stephens Kangaroo Rat Fee Area; and
 - d. The Boundaries of the Perris & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 345-170-002, 345-170-003, 345-170-004, and 345-170-030.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39833
Project Case Type (s) and Number(s): Plot Plan No. 19818
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: John Earle Hildebrand III
Telephone Number: 951-955-1888
Applicant's Name: Giovanni Aguilar
Applicant's Address: 21871 Richard St., Perris, CA 92570

I. PROJECT INFORMATION

A. Project Description:

The Plot Plan proposes to permit an existing religious assembly use (Restoration Agape) that has been in operation, without the required permits, since 1989. The Project consists generally of a church and a guest ranch, which specifically includes five (5) modular units, seven (7) buildings, used as a sanctuary, classrooms, conference room, storage, and caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. In addition to the construction of new parking spaces, landscaping will be installed in the parking areas and throughout the site.

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

C. Total Project Area: 14.56 acres

D. Assessor's Parcel No(s): 345-170-002, 345-170-003, 345-170-004, & 345-170-030

E. Street References: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street.

F. Section, Township & Range Description or reference/attach a Legal Description:

Section 15, Township 5 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is situated amongst low, rolling hills southeast of Steele Peek, east of State Route 74. Scattered rural development is present in the vicinity.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is an allowed use within the Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) General Plan Land Use Designation. 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:** The proposed project is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). 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, other than a High Fire Area. The project site is substantially surrounded by other development, reducing the potential for fire impacts. 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:** The project site includes an existing religious assembly use. Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The use is required to adhere to the County noise standards. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project site includes an existing religious assembly use. No new housing is proposed, nor will any existing residents be displaced as a result of the removal of dwelling units.
7. **Air Quality:** The project site includes an existing religious assembly use. Some minor construction including the addition of new parking spaces and landscape installation will occur as a result of this project. This 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): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Surrounded by Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum)

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Surrounded by Rural Residential (R-R)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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.

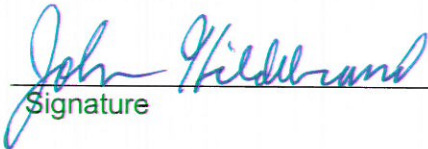
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- 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

March 22, 2016
Date

John Earle Hildebrand III
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The proposed project is located approximately 0.5 miles east of Highway 74, which is a State Eligible Scenic Highway. From this distance the project site will not be seen and therefore, impacts to the scenic highway are less than significant.

b) The project site includes an existing religious assembly use. The project is proposing some minor construction including the addition of landscaping and parking spaces. 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 project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

Findings of Fact:

a) The project site is located 35.12 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. 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.32) 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?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project site includes an existing religious assembly use. Any new additional light as a result of this project is conditioned to be hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.3) 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 may introduce new sources of nighttime lighting into the area, in the parking areas. 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.3) 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

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

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

Findings of Fact:

a) The project is located on land designated as "Other Lands" 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 project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

(1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is simply for an unmanned telecommunication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This proposed project will not involve a General Plan Amendment, Specific Plan, and is proposing to permit an existing church facility and is therefore not considered a significant project.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is proposing to permit an existing religious assembly use and establish new parking areas in support of the existing membership. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Elsinore Area Plan land use designations. The General Plan (2015) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not impact air quality beyond the levels documented in EIR 521 prepared for the General Plan. The project would impact air quality in the short-term during the addition of 52 new parking spaces and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is more 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 long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions as it's an existing religious assembly use. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant, as the facility cannot support substantial additional growth.

e) The project site includes a small existing religious assembly use and is therefore not a generator of substantial point source emissions nor will the use impact sensitive receptors within one mile of the site.

f) The project will not create objectionable odors affecting a substantial number of people, as religious assembly uses do not utilize substantial quantities of chemicals or industrial materials in their operations.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review and site visit on 6/9/09, PDB05566 – General Biological Resources Assessment prepared May 21, 2009 by LSA Associates, Inc.

Findings of Fact:

a) The proposed project is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project 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. However, the project site is located within the Stephens Kangaroo Rat Fee Area. At the time of construction, fees shall be paid in accordance with the rate established by the Board of Supervisors. As a result, impacts are considered less than significant.

b-c) The project includes an existing religious assembly use. The proposed project site does not support 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). As a result of the proposed construction of additional parking spaces, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department, pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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been actively relocated. This requirement has been included in the Conditions of Approval (COA 60.EPD.1), as this is a standard condition of construction, rather than mitigation. The project will have a less than significant impact.

d) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. This requirement has been included in the Conditions of Approval (COA 60.EPD.2), as this is a standard condition of construction, rather than mitigation. Therefore, the impact is considered less than significant.

e) The project site does not support 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. Therefore, the impact is considered less than significant.

f) The proposed project will not 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. 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, as no plant material is proposed to be removed. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report (PDA) No 4814: "Phase I Cultural resource Survey of Retreat Agape in the Community of Perris, Riverside County, California," dated August 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) PDA04814 resulted in identifying onsite cultural resources. This project has no direct impacts to those identified sites, as the existing religious assembly use buildings and proposed new parking areas are outside of the identified resource locations. Furthermore, PDA04814 recommended that the resources be placed within dedicated open-space easements. Temporary fencing of the resources should be required during any construction activities near the resources, which is specified in the conditions of approval (COA 10.PLANNING.43). Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site. The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters (COA 60.PLANNING.21). Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits (COA 60.PLANNING.12). A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection (COA 70.PLANNING.3 and 70.PLANNING.4). With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report (PDA) No 4814: "Phase I Cultural resource Survey of Retreat Agape in the Community of Perris, Riverside County, California," dated August 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) PDA04814 resulted in identifying onsite cultural resources. This project has no direct impacts to those identified sites, as the existing religious assembly use buildings and proposed new parking areas are outside of the identified resource locations. Furthermore, PDA04814 recommended that the resources be placed within dedicated open-space easements. Temporary fencing of the resources should be required during any construction activities near the resources, which is specified in the conditions of approval (COA 10.PLANNING.43). Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site. The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters (COA 60.PLANNING.21). Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits (COA 60.PLANNING.12). A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection (COA 70.PLANNING.3 and 70.PLANNING.4). With the incorporation of these mitigation measures, the project will have a less than significant impact.

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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not impact existing religious or sacred uses within the potential impact area.

e) In accordance with AB52, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to the tribe. The consultation period was closed on March 29, 2016.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

10. Paleontological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the County's General Plan Figure OS-8 "Paleontological Sensitivity", this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. Additionally, the project has been conditioned (COA 10.PLANNING.40) to reduce impacts should fossil remains be encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. 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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) According to Riverside County GIS database, there no faults or fault related features trending through or near the property. The potential for tectonic related surface rupture is considered low. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is not subject to liquefaction. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to the Riverside County GIS database, no known surface traces of active faults traverse the site and the site is not located within an Alquist Priolo Earthquake Fault Zone. 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. During the construction and permitting process, the project applicant will need to demonstrate CBC compliance. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" the proposed project site is not located an area that is underlain by steep slopes and therefore not highly susceptible to seismically induced landslides and rockfalls. The impact is less than significant.

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" the proposed project site is not located an area that is susceptible to subsidence. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project site is not located in an area that would be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

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

- a) The project will not significantly change the existing topography on the subject site. Only a small portion of the site will be graded for the purpose of constructing new parking areas. As a result, impacts are less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There will be no impact.
- c) The project does not result in grading that affects or negates subsurface sewage disposal systems. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the site through the construction of new parking areas will not result in a substantial loss of topsoil. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. As a result, Impacts are less than significant.
- b) The site includes an existing religious assembly use. The applicant will need to demonstrate compliance with California Building Code through the submittal and approval of as-built plans, after the entitlement process. As a result, impacts are less than significant.
- c) The existing religious assembly use utilizes an existing Onsite Wastewater Treatment System. The applicant must submit a current C42 Certification of all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale, wet signed by the licensed C42, showing the location of all applicable details as specified in the Department of Environmental Health (DEH) Technical Guidance Manual. (COA 80.E HEALTH. 1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) 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?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve some minor grading for the purpose of constructing new parking spaces. 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. As a result, impacts will be less than significant.

b) BMPs will be implemented during any construction to ensure erosion due to water does not create impacts on or offsite. As a result, impacts will be less than significant.

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?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. As a result, the existing religious assembly use and buildings will not experience substantial wind-related impacts, and therefore this project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project application materials

Findings of Fact:

a) Based on previous greenhouse gas (GHG) studies submitted to the County of Riverside, it was evident that this project does not have the potential to emit significant amounts of GHGs. For reference, a project for Plot Plan No. 06956R5 (PP06956R5) was modeled as producing 1,511.24 metric tons per year (MTY) of CO₂e in 2020. (Study dated November 2014, by Environmental Impact Sciences.) This was a project proposing a 61,461 sq. ft. expansion on an existing church facility on roughly 7.64 acres of land; a land use involving nearly 100-fold more land and a significantly greater usage intensity than a total of 23,450 square foot church facility proposed by PP19818. Nevertheless, even with this significantly greater intensity, the PP0695655 GHG total is less than a third of the 3,000-MTY for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan. As such, it can clearly be deduced from the above evidence that the project would not generate significant amounts of greenhouse gas emissions, either directly or indirectly.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Very Low Density Residential (VLDR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Further, it implements the policies of the CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project is proposing to permit an existing religious assembly use. The use is not anticipated to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials. There will be no impacts.

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. Although the site is located within a High Fire area, the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site is surrounded by developments, which reduce the potential for wildfires. Emergency service vehicles can adequately service the site. As a result, impacts are less than significant.

d) The project site is not located within one-quarter mile of an existing school, nor does the use utilize, store, or transport hazardous materials. As a result, there will be no impacts.

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, as a result, would it create a significant hazard to the public or the environment. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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 Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. As a result, there will be no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. As a result, there will be no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project is located within a High Fire area and a State Service area. However, the project site is surrounded by other existing developments, primarily residential, reducing the fire risk potential. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project site includes an existing religious assembly use, occupying multiple buildings on the northern portion of the site. This project does not include the construction of any new buildings, only additional parking spaces. The surrounding area is historically impacted by offsite flows, however, the project site has been designed to prevent onsite flooding through diversion of flows to the perimeter.

Runoff from a 50-acre watershed crosses the site's southeastern corner, where there are no existing structures. If any new structures are proposed in the future, they should be located on the higher ground at the northeast corner of the site. Otherwise, significant drainage facilities will be required. (COA 10.FLOOD RI. 2) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of any stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. As a result, impacts are considered less than significant.

b) The project site includes an existing religious assembly use. Proposed improvements to the site include the addition of 52 new parking spaces and accompanying landscaping. According to the applicant these will not be paved and there will be minimal ground disturbance. Therefore, a Water Quality Management Plan (WQMP) is not required. Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. As a result, impacts are considered less than significant.

c) This project will not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. No additional new structures are proposed under this project. Therefore, the impact is considered less than significant.

d) Additionally, runoff from a 50-acre watershed crosses the site's southeastern corner, where there are no existing structures. If any new structures are proposed in the future, they should be located on the high ground at the northeast corner of the site. Otherwise, significant drainage facilities will be required. Therefore, the project shall not 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. The impact is considered less than significant.

e-f) The project proposed project will not place new housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. The 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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h) This project does not include the construction of any new or retrofitted storm water Treatment Control system. Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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) The project will not 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. The impact is considered less than significant.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff. The impact is considered less than significant.
- c) The project will not 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. There will be no impacts.
- d) The project will not cause changes in the amount of surface water in any water body. There will be no impacts.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes to permit an existing Church Retreat facility. The project site is currently designated Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) on the Elsinore Area Plan. The General Plan's Land Use Element provides that residential land uses, including Very Low 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. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no impact.

b) The project is not located within a city sphere of influence. Therefore, there is no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is consistent with the site's existing zoning of Rural Residential (R-R). The proposed use, an existing Church Retreat facility, is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone. There are no impacts.
- b) The surrounding zoning is Rural Residential (R-R). The project will be compatible with the surrounding zoning classifications. There are no impacts.
- c) The project site is designated Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) and surrounding properties are designated Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum). The project site is surrounded by mostly vacant land and scattered single family residential. The project is proposing to permit an existing Church Retreat facility. Therefore, the project is compatible with existing and planned surrounding land uses. There are no impacts.
- 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 Very Low 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. In addition, the project will not disrupt or divide the physical arrangement of an established community. There are no impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. As a result, there will be no impacts.

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. As a result, there will be no impacts.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. As a result, there will be no impacts.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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 an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. As a result, there will be no impacts.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is located approximately 0.5 miles east of State Route 74. From this distance impacts from highway noise will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, the proposed use has existed since 1989. Therefore, the general ambient noise level will not increase after project completion and the impacts are considered less than 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. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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. Therefore, impacts are considered 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. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: 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 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 impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The 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.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, this project's impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project 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.35) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, this project's impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Perris & Perris Union High(Unified) School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Perris & Perris Union High 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.31) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, this project's impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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.35) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, this project's impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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. As a result, this project's impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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 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 impact.

c) The project is not located within County Service Area and this is not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will permit an existing use which generates minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project is an existing use which historically does 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project does not propose any design features which substantially increase hazards 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 by the Riverside County Fire Department for emergency access will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

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 environmental 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 project will receive potable water service from Elsinore Valley Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Therefore, the impact is considered less than significant.

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 treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treatment System. The applicant must submit a current C42 Certification of all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale, wet signed by the licensed C42, showing the location of all applicable detail as specified in the Department of Environmental Health (DEH) Technical Guidance Manual. (COA 80.E HEALTH. 1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have less than significant impact.

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?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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. The project will have less than significant impact.

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). The project will have less than significant impact.

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

Source:

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities. The project will have less than significant impact.

d) Storm water drainage will be handled on-site. The project will have less than significant impact.

e-f) Street lighting exists for access to the project site. The project is proposing an existing use, which will not have a significant impact on the maintenance of public facilities, including roads. The project will have less than significant impact.

g) The project will not require additional governmental services. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

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

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

No additional impacts have been identified near the project site. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important

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

examples of the major periods of California history or prehistory. The project will have less than significant impacts.

52. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PP19818

MITIGATION, MONITORING, AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce potential environmental impacts as identified in Environmental Assessment No. 39833, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of **PP19818** will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.


Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Historic Resources & Archaeological Resources	Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)	Prior to grading permit issuance	Project Proponent	A report must be submitted by any implementing project proponent

PP19818




Notes

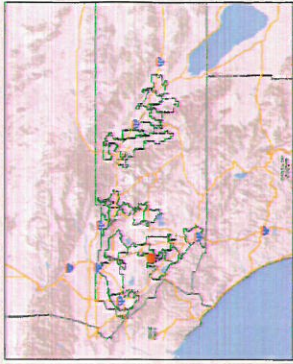
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PP19818

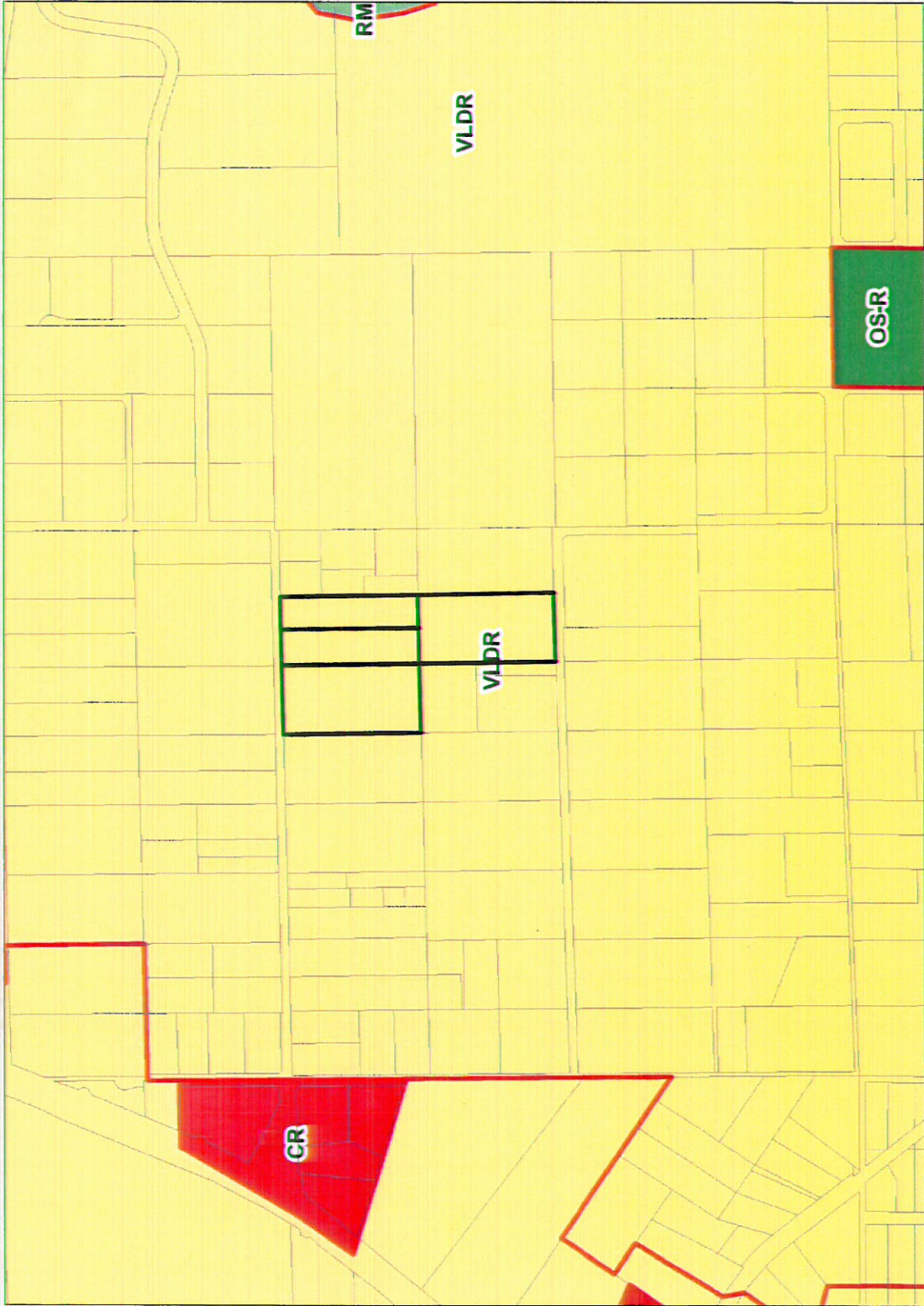


Legend

Landuse

<all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R	OS-RUR
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Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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1,775 Feet



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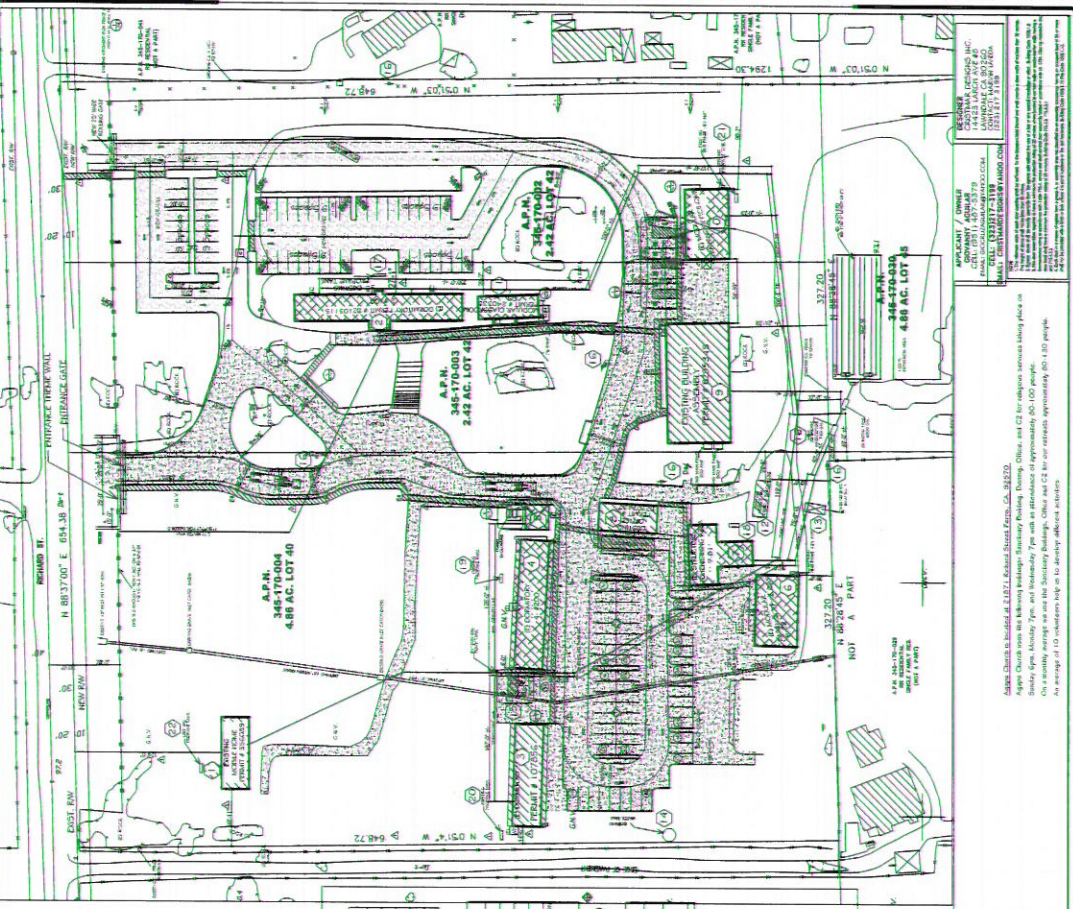
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CRISTAR DESIGNS INC.
 BUILDING DESIGN
 14223 LARCH AVE #8
 LAMHARTE CA 92680
 (323) 217-3199

APNs 345-170-002
 APNs 345-170-003
 APNs 345-170-004

RESTORATION AGAPE
 2871 RICHARD ST.
 FERRIS, CA. 92570

SITE PLAN
 SHEET - PART 1
 A-1



LEGAL DESCRIPTION
 APN 345-170-002, 003, 004 & 030
 LOT 41 (68255 AREA) 4.86 ACRES
 LOT 42 (68256 AREA) 2.42 ACRES
 LOT 43 (68255 AREA) 2.42 ACRES
 LOT 44 (68256 AREA) 4.88 ACRES
 TOTAL (68255 AREA) 17.58 ACRES
 TOTAL (68256 AREA) 7.30 ACRES
 GROSS AREA = 24.88 ACRES / NET AREA = 14.50 ACRES
 PAVING ZONING PER COUNTY PLANS 2017 (S) 100% EXISTING
 FUTURE ZONING PER COUNTY PLANS 2017 (S) 100% EXISTING
 PRESENTLY OF USE: INDUSTRIAL

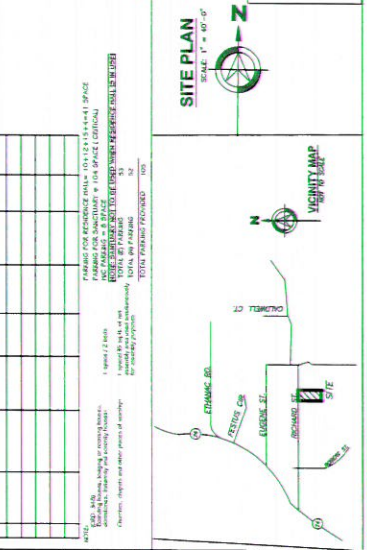
PUBLIC UTILITIES:
 ELECTRIC: SOUTHWEST POWER CO.
 24100 MARIPAZ ROAD
 FERRIS, CA 92570
 (909) 925-2255
 (909) 925-2253

GAS: SOUTHWEST GAS
 3200 PINEHURST ST.
 SANTA ANA, CA 92707
 (949) 674-3146

WATER: FERRIS VALLEY MUNICIPAL WATER DISTRICT
 148 FERRIS BLVD.
 FERRIS, CA 92570
 (909) 925-2253

BUILDING SCHEDULE

NO.	DESCRIPTION	BUILDING USE	TYPE OF CONSTRUCTION	FOUNDATION	HEIGHT	AREA OF FLOOR	NUMBER OF FLOORS	PROPOSED
1	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	4,174	2	2,174
2	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
3	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
4	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
5	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
6	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
7	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
8	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
9	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
10	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
11	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
12	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
13	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
14	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
15	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
16	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
17	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
18	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
19	REPAIR EXISTING	OFFICE	REPAIR	CONCRETE	10.00' max	10,100	2	10,100
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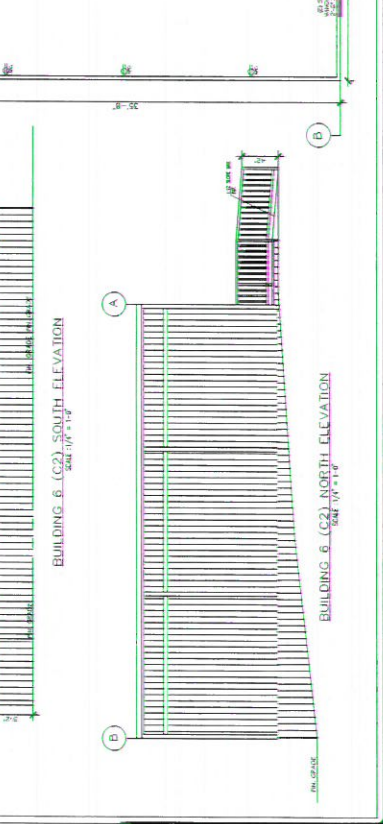
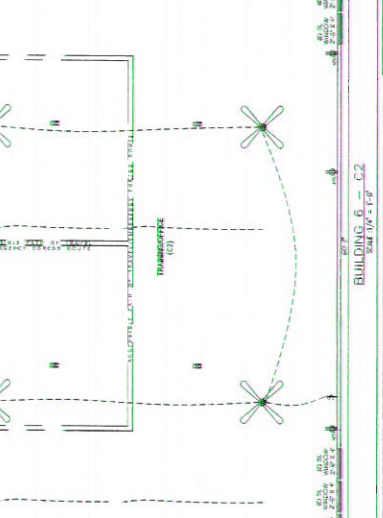
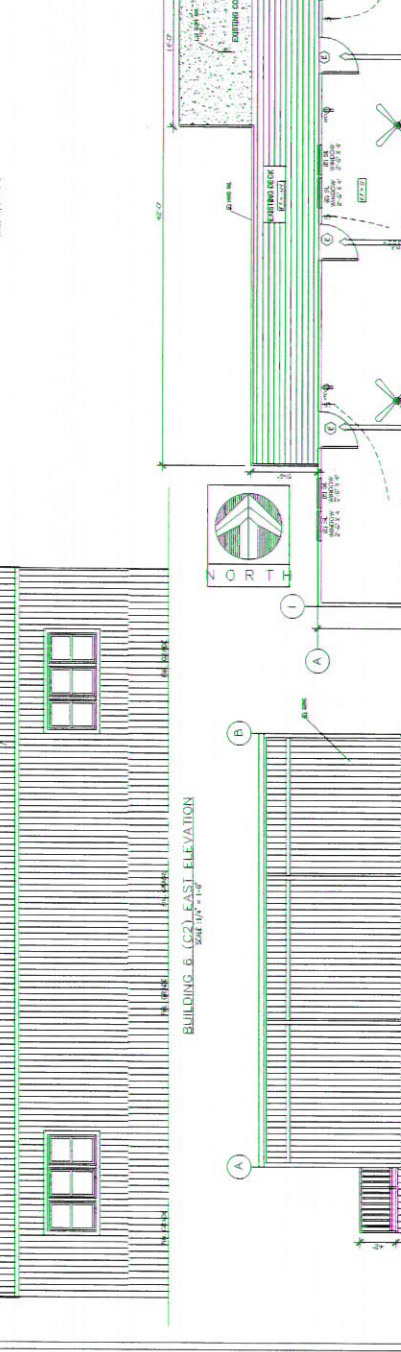


CRISTMAR DESIGNS INC.
 BUILDING DESIGN
 14423 LARCH AVE #8
 LAMDALE CA 90260
 (323) 273-199

RESTORATION AGAPE
 2187 RICHARD ST.
 PERRIS, CA 92578
 OFFICE: (951) 438-1800
 APN# 345-170-002
 APN# 345-170-003
 APN# 345-170-004
 APN# 345-170-000

**(E) FLOOR PLAN
 LAYOUTS
 & ELEVATIONS
 #6**

A-2



CRISTAR DESIGNS INC.
 BUILDING DESIGN
 1423 LARCH AVE #8
 LAMPALE CA 90280
 (323) 2737199

DATE: 11/11/11
 DRAWN BY: J. CRISTAR
 CHECKED BY: J. CRISTAR
 PROJECT NO: 11(C3) & 5

APN# 345-170-002
 APN# 345-170-003
 APN# 345-170-004
 APN# 345-170-030

RESTORATION AGAPE
 2171 RICHARD ST.
 FERRIS, CA. 92576

CONTRACT: GEP/ANN AGRI 44 (05) 405 03P

PROJECT TITLE
 SHEET NUMBER
 DATE

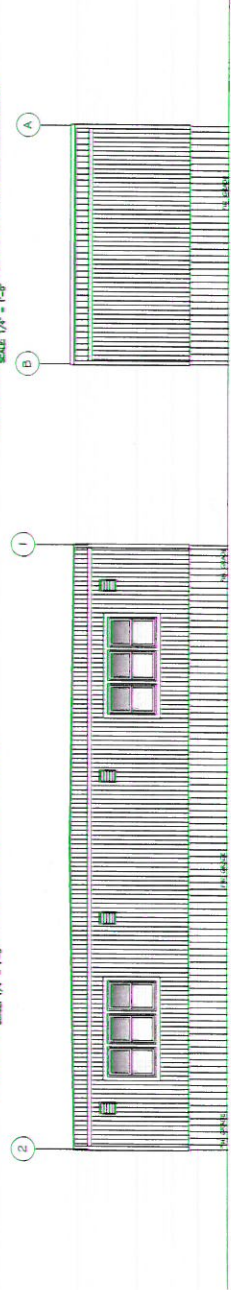
(B) ELEVATIONS
 11 (C3) & 5

A-9



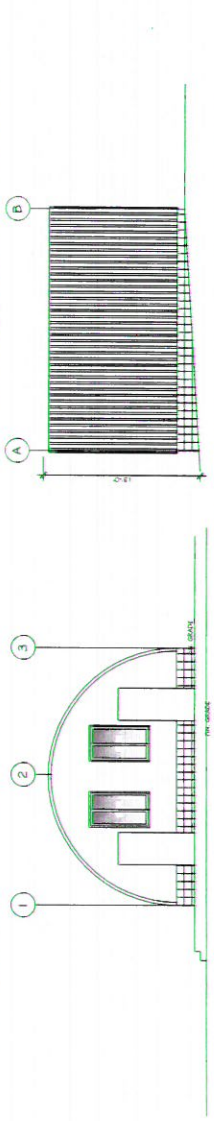
BUILDING 11 (C3) WEST ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING 11 (C3) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



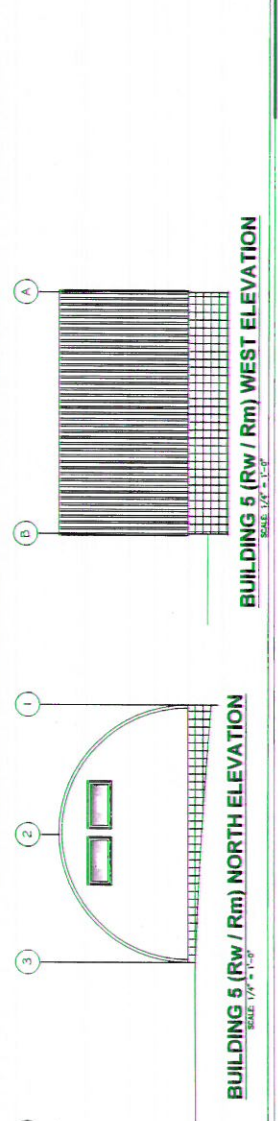
BUILDING 11 (C3) EAST ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING 11 (C3) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



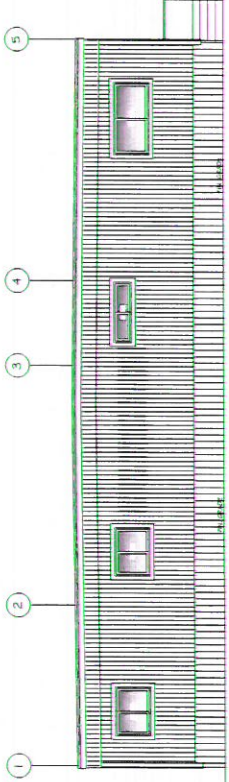
BUILDING 5 (Rw / Rm) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING 5 (Rw / Rm) EAST ELEVATION
 SCALE: 1/4" = 1'-0"

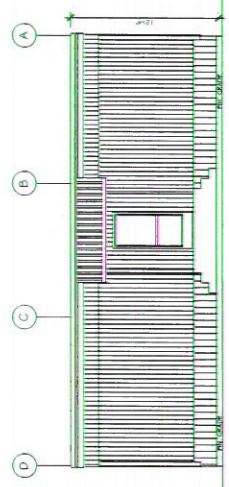


BUILDING 5 (Rw / Rm) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

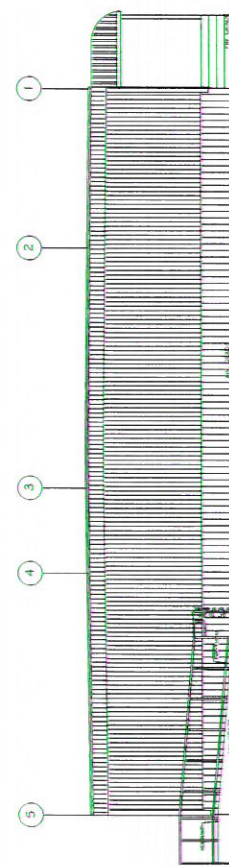
BUILDING 5 (Rw / Rm) WEST ELEVATION
 SCALE: 1/4" = 1'-0"



BUILDING 10 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



BUILDING 10 EAST ELEVATION
SCALE 1/4" = 1'-0"



BUILDING 10 NORTH ELEVATION
SCALE 1/4" = 1'-0"



BUILDING 10 WEST ELEVATION
SCALE 1/4" = 1'-0"

A-10

(B) ELEVATIONS
10

DATE	DATE
DRAWN BY	CHECKED BY
APPROVED BY	PROJECT TITLE
SHEET NUMBER	

APN# 345 - 170 - 002
APN# 345 - 170 - 003
APN# 345 - 170 - 004
APN# 345 - 170 - 030

RESTORATION AGAPE
21871 RICHARD ST
FERRIS, CA, 94730

CRISTAR DESIGNS INC.
BUILDING DESIGN
14423 LARCH AVE #8
LAWNDALE CA 90260
(323) 2173199

CRISTAR DESIGNS INC.
 BUILDING DESIGN
 1423 LARCH AVE #8
 LAWDALE CA 90280
 (323) 273-199

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NO.	REVISION

APR 145 - 170-002
 APR 145 - 170-003
 APR 145 - 170-004
 APR 145 - 170-009

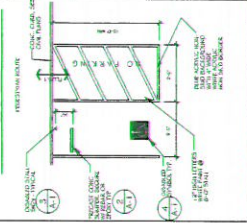
RESTORATION AGAPE
 2871 RICHARD ST
 FERRIS, CA 92576

CONTACT: DEYANNE AGAPE @ 951.881.5179

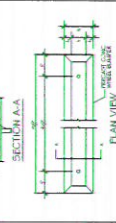
(TYP) DETAILS

DATE: 11/15/2011
PROJECT: RESTORATION AGAPE
NO. IN SET: 11
DATE PLOTTED: 11/15/2011
PLotted BY: DEYANNE AGAPE

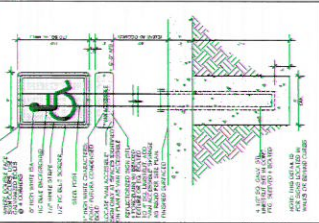
A-11



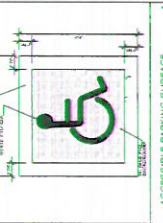
1 TYP HANDICAP PARKING



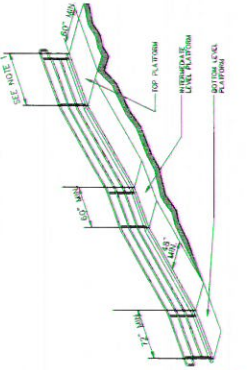
2 WHEEL STOP DETAIL



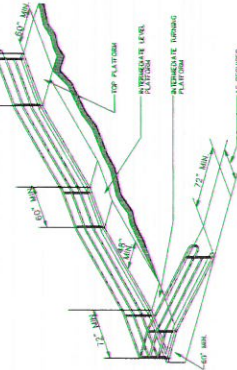
3 ACCESSIBLE PARKING SPACE IDENTIFICATION SIGN



5 RAMP DETAIL



5 SERVISE RAMP 8/80



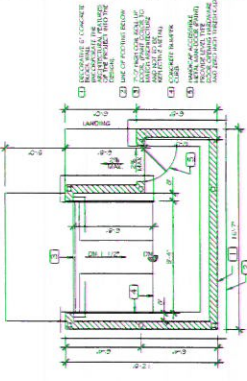
5 RAMP DETAIL



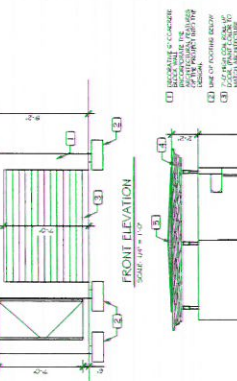
5 RAMP DETAIL



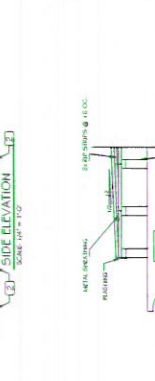
5 RAMP DETAIL



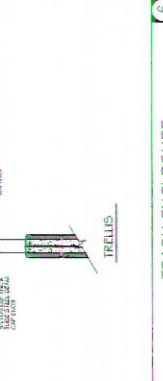
6 FRONT ELEVATION



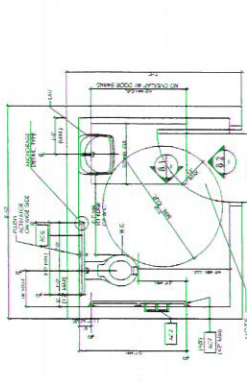
6 SIDE ELEVATION



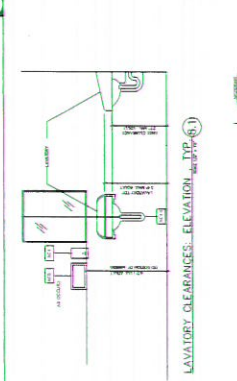
6 TRASH ENCLOSURE PLAN



6 TRASH ENCLOSURE PLAN



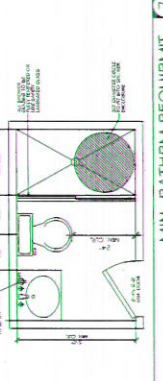
8 TOILET CLEARANCES PLANS



8 LAVATORY CLEARANCES ELEVATION



8 TOILET CLEARANCES SIDE ELEVATION



7 MIN. BATHRM REQUIREMT

TRASH ENCLOSURE

MIN. BATHRM REQUIREMT

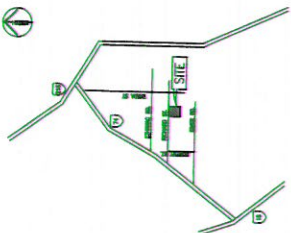
ACCESSIBLE PARKING SURFACE

RAMP DETAIL

CONCEPTUAL LANDSCAPE PLANS RESTORATION AGAPE

21871 RICHARD ST.
PERRIS CA, RIVERSIDE COUNTY

CASE: PP19818, AMD #6
EXHIBIT: L (Sheets 1-5)
DATE: 12/14/15
PLANNER: D. Abraham

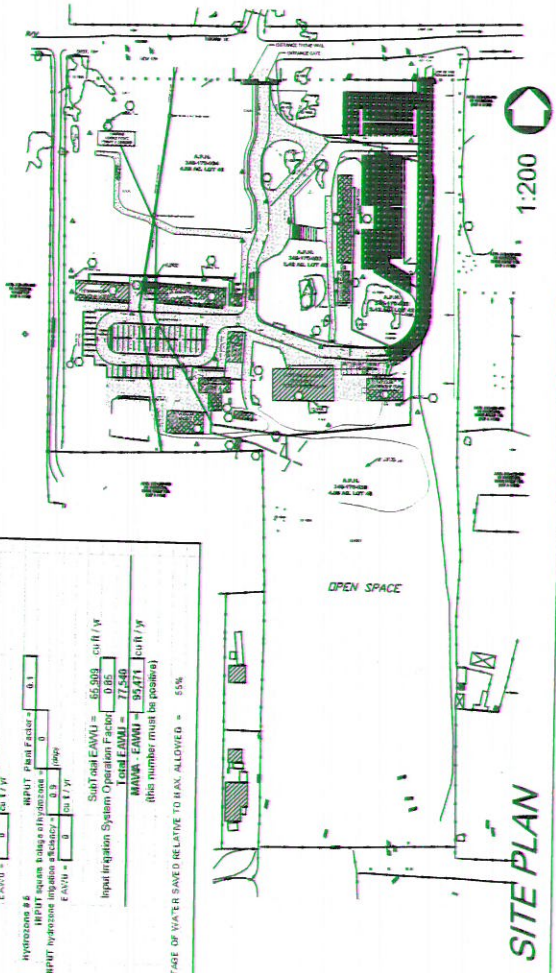


VICINITY MAP
N.T.S.

1 Maximum Annual Water Allowance (MAWA)	
INPUT the total square footage of landscape = 52,012 S.F.	
INPUT the final E% for the area = 57.3%	
MAWA = 30,201	(ca 17/Y)

2 Estimated Annual Water Use (EAWU)	
Hydrozone #1	
INPUT square footage of hydrozone = 52,012	0.3
INPUT hydraulic irrigation efficiency = 0.75	
EAWU = 23,983	(ca 17/Y)
Hydrozone #2	
INPUT square footage of hydrozone = 0	0.3
INPUT hydraulic irrigation efficiency = 0.9	
EAWU = 0	(ca 17/Y)
Hydrozone #3	
INPUT square footage of hydrozone = 0	0.3
INPUT hydraulic irrigation efficiency = 0.9	
EAWU = 0	(ca 17/Y)
Hydrozone #4	
INPUT square footage of hydrozone = 0	0.3
INPUT hydraulic irrigation efficiency = 0.9	
EAWU = 0	(ca 17/Y)
Hydrozone #6	
INPUT square footage of hydrozone = 0	0.3
INPUT hydraulic irrigation efficiency = 0.9	
EAWU = 0	(ca 17/Y)
Subtotal EAWU = 23,983 (ca 17/Y)	
Input Irrigation System Operation Factor = 0.85	
Total EAWU = 20,385 (ca 17/Y)	
MAWA - EAWU = 9,816 (ca 17/Y)	
(this number must be positive)	

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 55%



SITE PLAN

OWNER/APPLICANT:
RETREAT AGAPE
ATTN: PASTOR GIOVANNI AGUILAR
21871 RICHARD STREET
PERRIS, CA 92570
TEL: (951) 487-5379

TOTAL ACREAGE
14.78 AC. GROSS (TO STREET C.L.)
14.31 AC. NET (TO PROPOSED R.W.)

LANDSCAPE AREA:
SQ. FT. OF PROPOSED TURF AREA = 0 SQ. FT.
SQ. FT. OF TOTAL PROPOSED IRRIGATED LANDSCAPE AREA = 35,987 SF

UTILITIES
WATER : EASTERN MUNICIPAL WATER DISTRICT
SEWER : EASTERN MUNICIPAL WATER DISTRICT
GAS : KC PROPANE GAS
ELECTRIC : SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE : VERIZON

STREET TREE NOTE:
STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET TREE IMPROVEMENT PLANS.

PROJECT MAINTENANCE:
SITE IS PRIVATELY MAINTAINED.

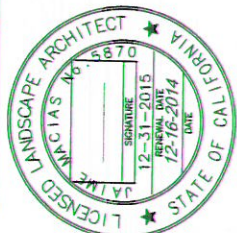
SCOPE OF WORK:
CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS DESCRIBED ON THESE DRAWINGS TO PROVIDE PLANTING, IRRIGATION, HARDSCAPE INSTALLATION, AND MISC. SITE AMENITIES AS INDICATED ON PLANS.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE CONTEXT
- 3 MASTER PLAN
- 4 ENLARGEMENT WEST
- 5 ENLARGEMENT EAST

COVER SHEET

1

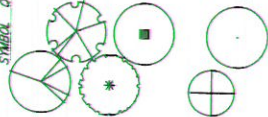


IRRIGATION ORDINANCE STATEMENT:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE 12-16-2014

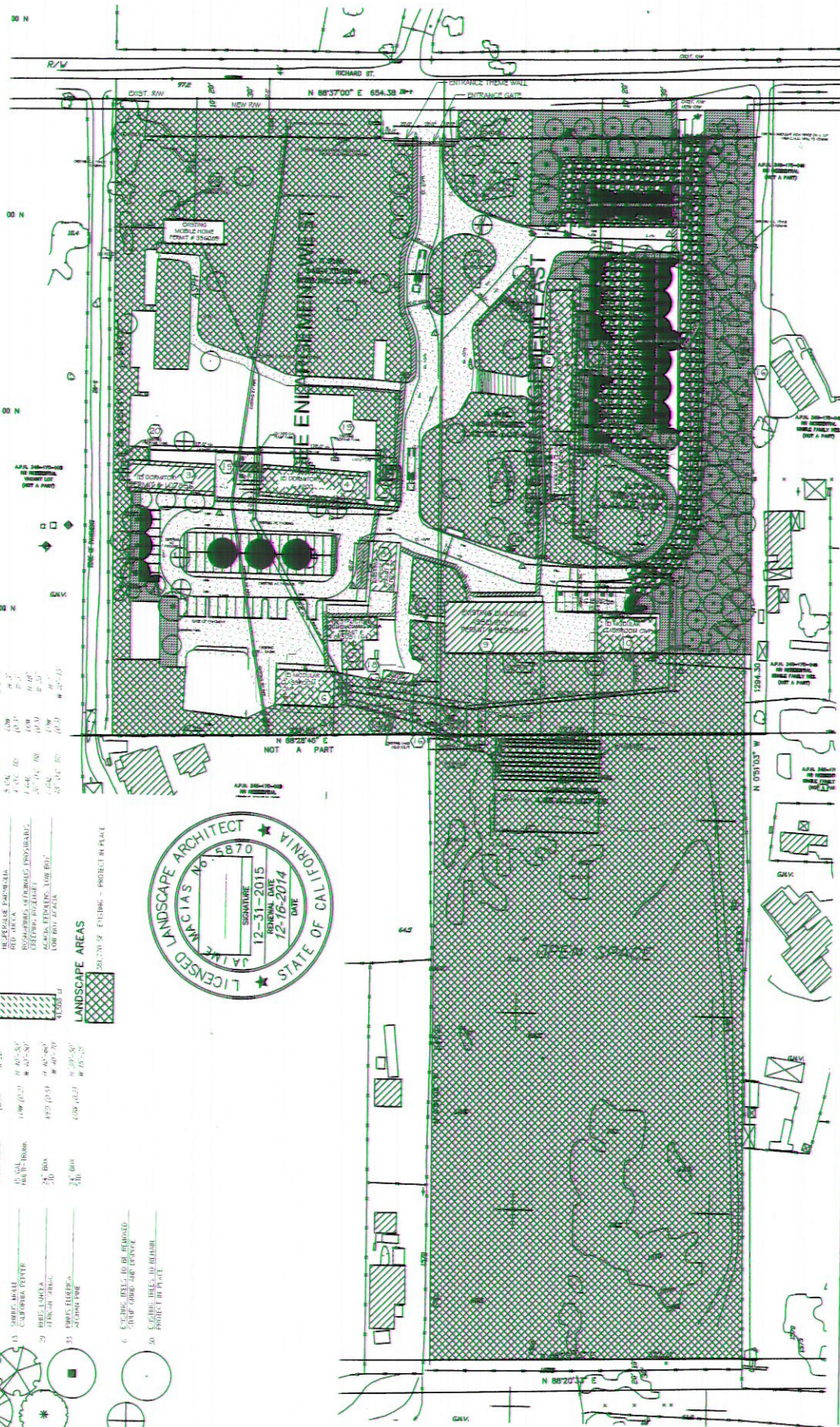
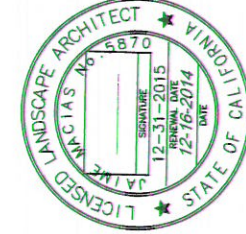
PLANTING LEGEND

ALL TREES SHOWN ON THIS LEGEND ARE LISTED IN THE 2012 ILLINOIS PLANTING GUIDE. SEE REFERENCE LIST FOR TREE SYMBOLS AND TREE HEIGHTS. SEE THE ILLINOIS PLANTING GUIDE FOR TREE SYMBOLS AND TREE HEIGHTS.



TREE SYMBOL	QTY.	BOTANICAL NAME	SIZE TRUNK TYPE	PLANT FACTOR	MATURE PLANT HEIGHT - WIDTH
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'
(Symbol)	18	LAUREL OAK	18" DBH	0.15	40'-50'

SHRUBS SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE SPACING	PLANT FACTOR	PLANT HEIGHT - WIDTH
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'
(Symbol)	HYDRANGEA	HYDRANGEA	4' x 4'	0.08	6'-8'



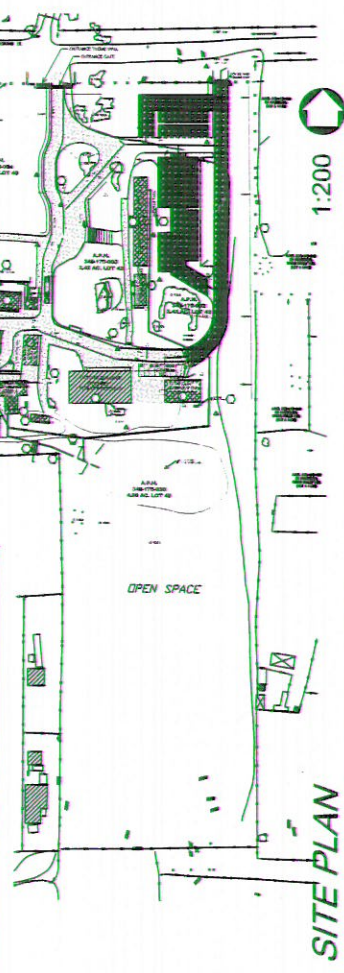
PARKING LOT SHADE ANALYSIS
 TOTAL PARKING AREA = 21,787 SQ.FT.
 TOTAL SHADED PARKING AREA = 9,889 SQ.FT.
 PERCENT SHADED = 45.38%

SCALE 1" = 100'

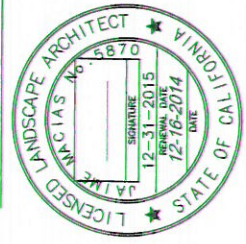
Riverside County Ordinance 869 Landscape Water Use Calculations
21871 Richard Street, Perris CA

1 Maximum Annual Water Allowance (MAMA)	
INPUT Use total square footage of landscape = 52,012 SF.	
INPUT Use MAMA to determine area = 37.33	
MAMA = 175,011	ca 11/yr
2 Estimated Annual Water Use (EAWU)	
Hydrozone 0.1	
INPUT Use total square footage of landscape = 52,012	ca 11/yr
INPUT Irrigation efficiency = 0.75	
EAWU = 66,363	ca 11/yr
Hydrozone 0.2	
INPUT square footage of landscape = 0	ca 11/yr
INPUT Irrigation efficiency = 0.5	
EAWU = 0	ca 11/yr
Hydrozone 0.3	
INPUT square footage of landscape = 0	ca 11/yr
INPUT Irrigation efficiency = 0.5	
EAWU = 0	ca 11/yr
Hydrozone 0.4	
INPUT square footage of landscape = 0	ca 11/yr
INPUT Irrigation efficiency = 0.5	
EAWU = 0	ca 11/yr
Hydrozone 0.5	
INPUT square footage of landscape = 0	ca 11/yr
INPUT Irrigation efficiency = 0.5	
EAWU = 0	ca 11/yr
Subtotal EAWU = 66,363	ca 11/yr
Input Irrigation System Operating Efficiency = 0.8	
Final EAWU = 77,540	ca 11/yr
MAMA - EAWU = 97,471	ca 11/yr
(this number must be positive)	

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 55%



SITE PLAN



IRRIGATION ORDINANCE STATEMENT:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE 12-16-2014

CONCEPTUAL LANDSCAPE PLANS RESTORATION AGAPE

21871 RICHARD ST.
PERRIS CA, RIVERSIDE COUNTY

OWNER/APPLICANT:

RETREAT AGAPE
ATTN: PASTOR GIOVANNI AGUILAR
21871 RICHARD STREET
PERRIS, CA 92570
TEL: (951) 487-5379

STREET TREE NOTE:

STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET TREE IMPROVEMENT PLANS.

PROJECT MAINTENANCE:

SITE IS PRIVATELY MAINTAINED.

SCOPE OF WORK:

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS AS DESCRIBED ON THESE DRAWINGS TO PROVIDE PLANTING, IRRIGATION, HARDSCAPE INSTALLATION, AND MISC. SITE AMENITIES AS INDICATED ON PLANS.

UTILITIES

- WATER - EASTERN MUNICIPAL WATER DISTRICT
- SEWER - EASTERN MUNICIPAL WATER DISTRICT
- GAS - KC PROPANE GAS
- ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE - VERIZON

TOTAL ACREAGE

14.78 AC. GROSS (TO STREET C.L.)
14.31 AC. NET (TO PROPOSED R.W.)

LANDSCAPE AREA:

SQ. FT. OF PROPOSED TURF AREA = 0 SQ.FT.
SQ. FT. OF TOTAL PROPOSED IRRIGATED LANDSCAPE AREA = 35,987 SF
SQ. FT. OF TOTAL EXISTING NATIVE NON-IRRIGATED LANDSCAPE AREA = 381,770 SF

SHEET INDEX

- 1 COVER SHEET
- 2 SITE CONTEXT
- 3 MASTER PLAN
- 4 ENLARGEMENT WEST
- 5 ENLARGEMENT EAST

COVER SHEET

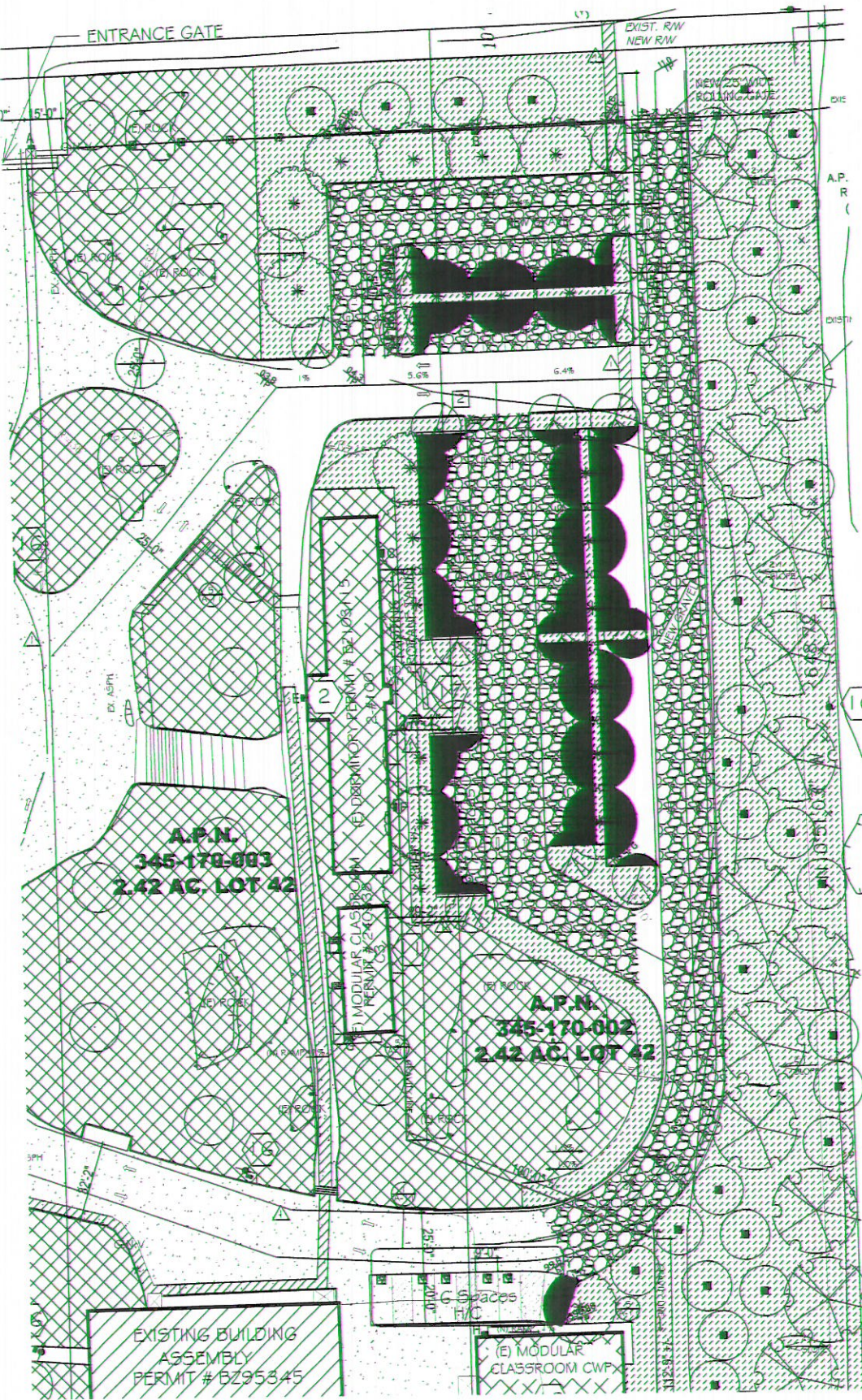
1

CASE: PP19818 AMD #6
 EXHIBIT: L (Sheets 1-5)
 DATE: 12/14/15
 PLANNER: D. Abraham



N.T.S. 

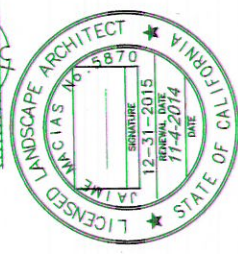
SITE CONTEXT



SCALE 1" = 40'

PARKING LOT SHADE ANALYSIS
 TOTAL PARKING AREA = 21,787 SQ.FT.
 TOTAL SHADED PARKING AREA = 9,889 SQ.FT.
 PERCENT SHADED = 45.39%

ENLARGEMENT EAST



SPECIFIC PLAN Case #: SP00386

Parcel: 693-230-001

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 2

SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

SPECIFIC PLAN Case #: SP00386

Parcel: 693-230-001

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - ARCHAEOLOGIST RETAINED

RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Monitoring Plan shall include a Controlled Grading Program within 50 feet of the boundaries of sites P-33-00785 and P-33-4729 any grading shall be conducted using controlled grading techniques. This will ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to unknown subsurface resources.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 4

SP - CULTURAL RESOURCE PROF.

RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

SPECIFIC PLAN Case #: SP00386

Parcel: 693-230-001

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor from the Agua Caliente Band of Cahuilla Indians.

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

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur

SPECIFIC PLAN Case #: SP00386

Parcel: 693-230-001

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - CULTURAL RESOURCE PROF. (cont.) (cont.) RECOMMND

until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

30.PLANNING. 5 SP - PHASE IV CULTURAL REPORT RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 6 SP - CONSERVATION EASEMENT RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/permit applicant shall grant to the Agua Caliente Band of Cahuilla Indians, a conservation easement over a portion of APN 693180001 situated in the extreme northwest corner of the parcel. This easement is for the protection of unnamed cultural resources and prohibits all of the following on any portion of the land subject to said

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - CONSERVATION EASEMENT (cont.) RECOMMND

easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space.

30.PLANNING. 7 SP - PDA04933R1 APPROVED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: County Archaeological Report (PDA) No 4933r1, submitted for this Project (SP00386) was prepared by Michael Hogan, of CRM Tech and is entitled: "Phase II Cultural Resources Archaeological Testing and Evaluation Program Site 33-004729 (CA-RIV-4729) and a Portion of Site 33-000785 (CA-RIV-785) Within the 'Thousand Palms Sp 278' Project Area," dated August 11, 2015.

(PDA) No 4933r1 concludes:
No significant "historical resources" are present within the Thousand Palms SP 278 project area (Assessor's Parcel Nos. 693-160-002, 693-180-001, and 693-230-001), the proposed development project will cause no substantial adverse change to any known "historical resources."

(PDA) No 4933r1 recommends:

1. Due to the project area's possible sensitivity for additional subsurface cultural deposits, archaeological monitoring should be required during all grading and other earth-moving activities within the project boundaries.
 2. The previously reburied human remains, located in the northwest corner of the project area, should be preserved in-place, with no disturbances occurring to them.
- This study has been incorporated as part of this project, and has been accepted.

30.PLANNING. 8 SP - NATIVE MONITOR RECOMMND

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP - NATIVE MONITOR (cont.)

RECOMMND

on the implementing project: Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts.

Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP - NATIVE MONITOR (cont.) (cont.)

RECOMMND

the Phase IV monitoring report.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to permit an existing Church Retreat facility (Restoration Agape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed for sanctuary, classrooms, conference room, lodging, office space, kitchen, residence hall, restrooms, storage, and caretaker's residence. The project also includes 105 standard parking spaces (52 new and 53 existing) and six (6) accessible parking spaces. The facility provides a spiritual retreat as part of the church event that includes counseling and bible study sessions which typically conclude with the Church service on Sunday. A spiritual retreat will last 1-3 days (Friday through Sunday) and there will be approximately 10-12 retreats per year.

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 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

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10. GENERAL CONDITIONS

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

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 19818 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 19818, Amended No. 6, Exhibit A (Sheets 1-16), dated 12/14/15.

APPROVED EXHIBIT L = Plot Plan No. 19818, Amended No. 6, Exhibit L (Sheets 1-5), dated 12/14/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 8 USE - NPDES INSPECTIONS RECOMMND

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 measures.

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - NPDES INSPECTIONS (cont.) RECOMMND

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. 9 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 12 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. 15 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 21 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 24 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. 25 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD POTABLE WATER SERVICE RECOMMND

This project is proposing Elsinore Valley Municipal Water District (EVMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NO NOISE REPORTS (cont.) RECOMMND

7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (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.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining propane tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTOMATIC GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 19818 is a proposal for a church retreat in the Good Hope area. The project site is located south of Richard Street, north of Herbert Street and west of Theda Street.

The site is impacted by significant offsite flows. A watercourse draining 270 acres traverses the site along its western boundary. The tentative exhibit shows an underground stormdrain, but this facility was never reviewed by the District and its adequacy is questionable. The existing buildings may be subject to significant flooding from this runoff. Additionally, runoff from a 50-acre watershed crosses the site's southeastern corner, where there are no existing structures. If any new structures are proposed in the future, they should be located on the high ground at the northeast corner of the site. Otherwise, significant drainage facilities will be required.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 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 except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, 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. 29 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 30 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

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.

10.PLANNING. 40 USE - LOW PALEO RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 40

USE - LOW PALEO (cont.)

RECOMMND

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

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 41

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 41

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 within the period specified by law. 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 County and the property owner 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 Planning /Director.

10.PLANNING. 42

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

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),

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10. GENERAL CONDITIONS

10.PLANNING. 42 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 43 MAP - PDA04814 RECOMMND

County Archaeological Report (PDA) No 04814, submitted for this project (PP19818) was prepared by Laguna Mountain Environmental, Inc. and is entitled: "Phase I Cultural resource Survey of Retreat Agape in the Community of Perris, Riverside County, California," dated August 2013. (PDA) No 04814 concludes that sites CA-RIV-11554 thru CA-RIV-11558 are located within the project area. No direct impacts are proposed for these sites. (PDA) No 04814 recommends that sites CA-RIV-11554, CA-RIV-11555, CA-RIV-11556, CA-RIV-11557 and CA-RIV-11558 be placed within dedicated open-space easements. Further, temporary fencing of site CA-RIV-11555 should be required during construction activities associated with this project. This study has been incorporated as part of this project, and has been accepted.

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

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

and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - WQMP REQUIREMENT RECOMMND

Plot Plan 19818 is to permit an existing Church Retreat facility consisting of four (4) mobile units and seven (7) buildings for caretaker's residence, storage, classrooms, conference room, lodging, office space, kitchen, residence hall, restrooms, and sanctuary. Seven (7) existing mobile units and one (1) existing patio cover are proposed to be removed. The project includes 53 existing and 52 proposed parkings spaces.

According to the applicant the new parking spaces will not be paved and will utilized the existing surface provided.

Based on the information above a Water Quality Management Plan (WQMP) is not required. If in the future the project proposes an additional or replacement of 5,000 or more square feet of impervious surface cumulatively including this PP19818, it will be subject to WQMP Significant Redevelopment requirements and will require WQMP submittal. Where Significant Redevelopment results in an increased/replacement of more than 50% of the existing impervious surface of an existing developer site, the WQMP

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - WQMP REQUIREMENT (cont.) RECOMMND

would be required for the entire site.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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

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

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK (cont.) RECOMMND

interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

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

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

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

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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 - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

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

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

60.EPD. 2

EPD - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through 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. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 11 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.86 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the 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. 17 GEN- SPECIAL INTEREST MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. ect. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 18

MAP - ARCHAEOLOGICAL AVOIDANCE

RECOMMND

Site(s) CA-RIV-11554, CA-RIV-11555, CA-RIV-11556, CA-RIV-11557 and CA-RIV-11558, shall be avoided and preserved by Project design. Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-11554, CA-RIV-11555, CA-RIV-11556, CA-RIV-11557 and CA-RIV-11558, with sufficient buffer area to protect these sites from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the sites are appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

MAP - CULTURAL RESOURCE PROF

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 20

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 21

MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-11554, CA-RIV-11555, CA-RIV-11556, CA-RIV-11557 and CA-RIV-11558). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - PRESERVATION PLAN (cont.) RECOMMND

source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP - PHASE IV MONITOR REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4 MAP - CURATION AGREEMENT RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 3 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 4 USE - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION W/ PLOT PLAN RECOMMND

The applicant must submit a current C42 Certification of all existing septic systems along with a detailed contoured

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 C42 CERTIFICATION W/ PLOT PLAN (cont.) RECOMMND

plot plan drawn to an appropriate scale, wet signed by the licensed C42, showing the location of all applicable detail as specified in the Department of Environmental Health (DEH) Technical Guidance Manual.

80.E HEALTH. 2 PERC TEST REQD FOR NEW OWTS RECOMMND

If a new onsite wastewater treatment system (OWTS) is required, the applicant must submit to the Department of Environmental Health (DEH) a detailed soils percolation test performed in accordance with the procedures outlined in the Riverside County DEH Technical Guidance Manual.

80.E HEALTH. 3 DEH SITE EVAL'N FOR NEW OWTS RECOMMND

If a new onsite wastewater treatment system (OWTS) is proposed, Department of Environmental Health (DEH) site evaluation will be required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or AON# as well as ensure that all property corners are clearly staked or marked.
Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

80.E HEALTH. 4 PUBLIC/SEMI-PUB FOOD FACILITY RECOMMND

For any proposed public/semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. 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 engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 3 USE ENTRANCE ACCESS RECOMMND

MINIMUM 20 FOOT DRIVING WIDTH REQUIRED EACH SIDE OF PLANTER ISLAND AT DRIVEWAY ENTRANCE AS SHOWN ON EXHIBIT.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 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 A.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Perris/Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Richard Street shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along Herbert Street shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

80.TRANS. 3 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 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.

80.TRANS. 4

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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:

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .45, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
3. Trees shall be hydrozoned separately.
4. Project shall use a minimum of 25% point source irrigation.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

1.Sub-grade inspection prior to base placement.

PLOT PLAN:TRANSMITTED Case #: PP19818

Parcel: 345-170-030

90. PRIOR TO BLDG FINAL INSPECTION

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

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

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

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

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

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the 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

PLOT PLAN:TRANSMITTED Case #: PP19818

Parcel: 345-170-030

90. PRIOR TO BLDG FINAL INSPECTION

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

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

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

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 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-#12A-SPRINKLER SYSTEM RECOMMND

(BUILDINGS 11 and 17)

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 page of the building plans.

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

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

(BUILDINGS 10,11,17,19 and 20)

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#37-LOW LEVEL EXIT SIGN RECOMMND

loor - Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

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

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. 7 USE-#36-HOOD DUCTS RECOMMND

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)

PLANNING DEPARTMENT

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred-five (105) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of six (6) 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of one (1) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block, 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. 21 USE - EXISTING STRUCTURES RECOMMND

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. 26 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 32 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

PLOT PLAN:TRANSMITTED Case #: PP19818

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - SKR FEE CONDITION (cont.)

RECOMMND

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

90.PLANNING. 33 USE- ORD 810 O S FEE

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. 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. 19818 is calculated to be 14.56 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. 34 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 19818 has been calculated to be 14.56 net 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 - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 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

PLOT PLAN:TRANSMITTED Case #: PP19818

Parcel: 345-170-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 3 USE - LNDSCP INSPECTN 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 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. 4 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

05/10/16
16:26

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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

DATE: April 7, 2015

TO
Riv. Co. Building & Safety – Plan Check

PLOT PLAN NO. 19818, AMENDED NO. 6 - EA39833 - Applicant: Cheng Enjen - Engineer/Representative: DIXI Design – Fifth/First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan proposes to permit an existing Church Retreat facility consisting of four (4) mobile units and seven (7) buildings for caretaker's residence, storage, classrooms, conference room, lodging, office space, kitchen, residence hall, restrooms, and sanctuary. Seven (7) existing mobile units and one (1) existing patio cover are proposed to be removed. The project includes 53 existing and 52 proposed parking spaces. – APNs: 345-170-002, 003, 004, 030

Please review the attached map(s) and/or exhibit(s) for the above-described project ASAP. 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@rctlma.org** / **MAILSTOP# 1070**

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.

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

DATE: January 15, 2015

TO

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

PLOT PLAN NO. 19818, AMENDED NO. 6 - EA39833 - Applicant: Cheng Enjen - Engineer/Representative: DIXI Design – Fifth/First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – REQUEST: The Plot Plan proposes to permit an existing Church Retreat facility consisting of four (4) mobile units and seven (7) buildings for caretaker’s residence, storage, classrooms, conference room, lodging, office space, kitchen, residence hall, restrooms, and sanctuary. Seven (7) existing mobile units and one (1) existing patio cover are proposed to be removed. The project includes 53 existing and 52 proposed parking spaces. – APNs: 345-170-002, 003, 004, 030

Please review the attached map(s) and/or exhibit(s) for the above-described project by February 12, 2015. 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@rctlma.org / MAILSTOP# 1070**

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.

LAND DEVELOPMENT COMMITTEE
7th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 12, 2014

TO

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. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson
1st District Supervisor

PLOT PLAN NO. 19818, AMENDED NO. 6 - EA39833 - Applicant: Cheng Enjen - Engineer/Representative: DIXI Design – Fifth/First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – REQUEST: The Plot Plan proposes to permit an existing Church Retreat facility consisting of four (4) mobile units and seven (7) buildings for caretaker's residence, storage, classrooms, conference room, lodging, office space, kitchen, residence hall, restrooms, and sanctuary. Seven (7) existing mobile units and one (1) existing patio cover are proposed to be removed. The project includes 53 existing and 52 proposed parking spaces. – APNs: 345-170-002, 003, 004, 030

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 December 4, 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 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

{Archaeo., Landscaping, Trans, Env. Health, B&S Plan check, Parks}

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 dabraham@rctlma.org / **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.

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

DATE: July 26, 2013

TO
P.D. Landscaping Section-R Dyo
Riv. Co. Flood Control District

PLOT PLAN NO. 19818 - EA39833 - Applicant: Evangelical Formosan Church - Engineer/Representative: NM Civil Engineering, Inc. - Fifth/First Supervisorial District - Meadowbrook Zoning Area - Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Richard Street, southerly of Theda Street, and northerly of Herbert Street - 14.56 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Plot Plan proposes to legalize an existing 14.56 acre Church Retreat facility consisting of 15 mobile units for storage, classrooms and lodging, as well as seven (7) buildings used for office space, kitchen, residence hall and sanctuary. The project includes a total building area of 34,101 sq. ft. and 71 existing and 146 proposed parking spaces. - APNs: 345-170-002, 003, 004, 030

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

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.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 30, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo

PLOT PLAN NO. 19818 – AMENDED NO. 4 - EA No. 39833 - Applicant: Evangelical Formosan Church - Engineer/Representative: NM Civil Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning Area – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Richard Street, southerly of Theda Street, and northerly of Herbert Street – 14.56 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan proposes to legalize an existing 14.56 acre Church Retreat facility consisting of 15 mobile units for storage, classrooms and lodging, as well as seven (7) buildings used for office space, kitchen, residence hall and sanctuary. The project includes a total building area of 34,101 sq. ft. and 71 existing and 146 proposed parking spaces. APN's: 345-170-002, 003, 004, 030

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **February 4, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai**, Project Planner (951) 955-2419, or e-mail at wbugtai@rctlma.org / **MAILSTOP #: 1070**

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.

LAND DEVELOPMENT COMMITTEE
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 26, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo

PLOT PLAN NO. 19818 – AMENDED NO. 3 - EA No. 39833 - Applicant: Evangelical Formosan Church - Engineer/Representative: NM Civil Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning Area – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Richard Street, southerly of Theda Street, and northerly of Herbert Street – 14.56 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: The Plot Plan proposes to legalize an existing 14.56 acre Church Retreat facility consisting of 13 mobile units for storage, classrooms and lodging, as well as seven (7) buildings used for office space, kitchen, residence hall and sanctuary. The project includes a total building area of 30,401 sq. ft. and 71 existing and 146 proposed parking spaces. APN's: 345-170-002, 003, 004, 030**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 23, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeffrey Childers**, Project Planner (951) 955-3626, or e-mail at jchilder@rctlma.org / **MAILSTOP #: 1070**

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.

**COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

PLOT PLAN NO. 19818 – AMENDED NO. 2 - EA No. 39833 - Applicant: Evangelical Formosan Church - Engineer/Representative: NM Civil Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning Area – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Richard Street, southerly of Theda Street, and northerly of Herbert Street – 14.56 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A proposal to legalize an existing 14.56 acre Church Retreat consisting of 13 Mobile Units for Storage, Classrooms, and Lodging, as well as 6 Buildings used for Office Space, Kitchen, Residence Hall, and Sanctuary. The project includes a total building area of 35,089 sq. ft. and 155 parking spaces. APN's: 345-170-002, 003, 004, 030

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, (951)955-8632, or e-mail at bcanseco@RCTLMA.org / **MAILSTOP #: 1070**

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.

COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

PLOT PLAN NO. 19818 AMENDED NO. 1 - EA No. 39833 - Applicant: Evangelical Formosan Church - Engineer/Representative: NM Civil Engineering, Inc. - Fifth Supervisorial District - Meadowbrook Zoning Area - Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) - Location: Northerly of Richard Street, southerly of Theda Street, and northerly of Herbert Street - 14.56 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** A proposal to legalize an existing 14.56 acre Church Retreat consisting of 13 Mobile Units for Storage, Classrooms, and Lodging, as well as 6 Buildings used for Office Space, Kitchen, Residence Hall, and Sanctuary. The project includes a total building area of 35,089 sq. ft. and 155 parking spaces. APN's: 345-170-002, 003, 004, 030

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Bulmaro Canseco**, Project Planner, (951)955-8632, or e-mail at bcanseco@RCTLMA.org / **MAILSTOP #: 1070**

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.



Tony Carstens
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert Johnson
Planning Director

Planning Department

DATE: May 31, 2005

TO: Transportation
Environmental Health
Flood Control District
Fire Protection
Bldg. & Safety (Grading)
Regional Parks & Open-Space
Geologist
EPD

RE: PLOT PLAN MAP NO. 19818 , AMENDED NO. 1

Please review the attached Amended Map No. 1 for the above mentioned case.
Please send all comments and or questions by June 23, 2005. Thank You.

Should you have any questions regarding this item, please do not hesitate to
contact **Grace Williams at 5-3626**.

COMMENTS:

DATE: _____ **SIGNATURE**

PLEASE print name and title

GW:ks
05/31/05

COMPREHENSIVE PLANNING REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: **October 12, 2004**

Transportation(3)
Environmental Health
Flood Control District
Fire Department
Building & Safety - Grading
Building & Safety - John Vasquez
Regional Parks & Open Space
Geologist
Biologist
Riv. Co. Waste
Supervisor Ashley

Commissioner Zupardo
Riverside Transit Agency
City of Lake Elsinore
Perris Union High School
Eastern Municipal Water Dist.
So. Calif. Edison
So. Cal Gas
EIC(Attachment "A")
Meadowbrook Unincorporated Community

PLOT PLAN NO. 19818 - EA No. 39833 - Applicant: Patrick Hsu - Engineer/Rep.: N/A - Fifth Supervisorial District – Elsinore Area – Location: The property is located South of Richard Street, North of Herbert Street and West of Theda Street. – 14.56 acres – R-R zone- **REQUEST: Plot Plan No. 19818** is a proposal for a church retreat. – Schedule: N/A - APNs: 345-170-002, 003, 004, 030. - Related Cases: CFG 03300 (1st Transmittal)

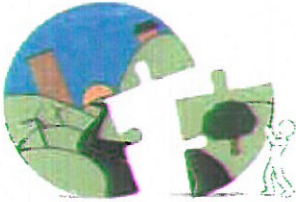
Please review the case described above, along with the attached tentative map/exhibit. **Please send all comments and or questions by November 4, 2004 All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact, **Grace Williams** Project Planner, at **(909) 955-3626**.

COMMENTS:

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

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 29, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion Letter for PP19818

Dear Ms. Hoover:

An AB 52 notification for PP19818, also known as the "Retreat Agape Project", was sent to you on July 13, 2015. On September 17, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of Pechanga- Temecula Band of Luiseno Mission Indians for AB 52 consultation on the Project. On October 14, 2015, January 27, 2015 and January 20, 2016 at meetings between Pechanga and Riverside County, this project was discussed. On January 20, 2016, Pechanga told the County that this project was one half mile away from reservation trust land, near Meadowbrook, the "other" reservation.

On October 20, 2015 the Planning Department provided the following project information via email to you: PDA04814 - Phase I Cultural Resource Survey of Retreat Agape in the Community of Perris, Riverside, CA and the Confidential Appendices for the report. This email asked for you to notify the County if you had any comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

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

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

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on PP19818 and considers AB 52 consultation concluded as of this letter's date. Please find as an attachment, the final Conditions of Approval for this project.

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
John Hildebrand, Contract Planner

Project Narrative Description: Plot Plan No. 19818

Project: Existing Church

Project Location: 21871 Richard Street Perris, CA 92570-APNs: 345-170-002, 003, 004, & 030

Recommended Project Narrative Format:

Hours of Operation

Office Hours: Wednesday, Thursday, Friday, and Saturday: 9am to 4pm.

Mass Hours: Sunday 6pm to 7:30pm

Class Hours: Tuesday, Wednesday and Thursday 6pm to 8pm

Number of Employees: 1 Full Time/ 2 Part-Time

Average Number of Visitors: 80-90 people

Weekly/ Daily Operations

During the week our operation varies from delivering dry can food, visiting the sick, and doing house visits. We do have appointments for spiritual counseling to aid in marriage, drug addiction, depression and gang prevention.

Special Events

Our special events vary during the year. Back to School (Backpack and School supplies are handed out to our community) Thanksgiving (Frozen Turkeys are handed out to the community.) Christmas (Toys are handed out to the community and service is held in the church.)

Description on how the Church Retreat Functions

When we have the event of a retreat it's part of the church event. All the classrooms, dormitories and assembly hall are being used together. A spiritual retreat will last 1, 2 or 3 days. Meals are provided by potlucks or catered. The kitchen is used to reheat or serve the meals. The classrooms are used for bible study purposes. A retreat usually starts on Friday at 9pm and will last till Saturday or Sunday. Departure can vary from 8am to 12pm on Saturday or Sunday. We average approximately 10-12 retreats yearly.

HM Engineering

236 W. Orange show road Unit 105. San Bernardino, CA

Code Enforcement

City of Perris, CA

101 N. "D" Street

Perris, CA 92570



Regarding: Agape Restoration – 21871 Richard Street, Perris, CA 92570 (Contact information: Giovanni Aguilar (951) 500-3272)

APN: 345-170-002,003,004, & 030

Specific Building Nos. 11, 12, 14, 16, 17, 18 & 20

To whom it may concern:

The purpose of this letter is to provide a professional opinion with respects to the above referenced buildings with regards to the structural integrity of the buildings.

Description of Buildings No. 11, 12, 14 & 17

Buildings No. 11, 12, 14, & 17 consist of CMU Block wall type construction. The roof is a gable wood truss system with structural rafters and ceiling joists members. The roofing material consists of steel sheathing nailed to roof rafters. The exterior CMU Block walls are erected on perimeter continuous concrete footings and the interior floor is a concrete slab. Based on my professional opinion the type of construction used for these unpermitted buildings reflect the type of construction that was accepted as part of the building code at the approximate time of construction. During our inspection it was observed that the CMU block walls and footings were constructed with steel bar reinforcement and the roof system remains structural integral. The concrete slab and the exterior CMU block walls do not exhibit stress cracks or settlements or displacements that would indicate subsidence or building movement. It is my professional opinion that these buildings do not provide an eminent danger of collapse or structural failure. However, these buildings do not comply with current building codes or seismic requirements and should be retrofitted to comply with current building codes. Currently, Agape Restoration will submit retrofit plans and provide structural calculations and structural details to bring the above referenced buildings to current building codes. Furthermore, plans will be prepared according to and following the City of Perris retrofit including building and safety guidelines.

Description of Buildings No. 16, 18 & 20

Buildings No. 16, 18, & 20 consists of manufactured buildings with different types of uses. However, these manufactured buildings share the same type of foundation. In general manufactured buildings are purchased from the factory and they are provided structural calculations and plans for each individual building along with the issuance of a State approval permit at the time of construction. These buildings exhibit the same type of foundation system of exterior skirting and metal piers at intermediate locations supporting the chassis beam of the manufactured building and other piers spaced evenly along the structure undercarriage. Based on our observation of the foundation systems for the above referenced buildings, it was observed that the buildings remain level and do not appear to have major differential settlement, the interior and exterior doors open and close normally as expected based on the age of construction of the manufactured building, which indicate that the framing remains level and walls vertically plumb. The type of foundation is not considered a permanent foundation and Agape restoration

HM Engineering

236 W. Orange show road Unit 105. San Bernardino, CA

plans to construct permanent foundation systems to support each of the existing manufactured buildings. It is our professional opinion that these buildings do not provide an eminent danger of collapse or structural failure.

EXCEPTIONS:

These conclusions and observations are based on onsite visual observations of only those portions of the foundation and structural components readily visible without moving or removing items causing visual obstruction. The owner or owner's contractor was requested to expose and chipped representative areas along the continuous footing and isolated pad footings to have a representative and visual picture of the existing rebar. The scope of work did not include special testing to determine concrete compressive strength or ground penetrating radar or x-ray used to determine bar reinforcements in the existing foundation system. The scope of the inspection did not include structural calculations of the existing building based on current building codes. No further structural analysis were made or any other elements inspected.

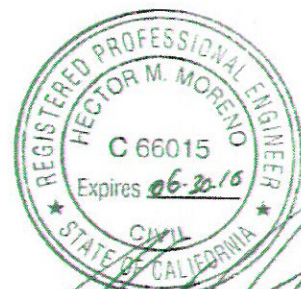
It is my understanding that the owner's intention is to permit the existing buildings and retrofit all structures to comply with current building codes as required by City, County and State Guidelines. Therefore, retrofits or new construction associated with the observed unpermitted structure should be reviewed and updated to reflect new current building codes and industry practices. The scope of this report was to verify the existing structural elements, however no further analysis was made with regards to meeting current codes or the structural integrity of the building.

Finally, it is our opinion that these structures do not pose an eminent danger of collapse or failure. However, our opinion considers normal temporary use of these structures, no acts of God, such as major seismic events, major storms, or other events that would jeopardize the structure. It shall be the responsibly of owner or contractor to seek building permits and retrofit or repair these structures within the most brevity possible. It shall also be responsibility of the owner or contractor to shore or secure the safety of these structures during and while retrofitting or construction of these structures.

Respectfully,



Hector Moreno P.E.
Principal
Lic. No. C 66015 Expiration 06-30-16





COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CHANGE OF ZONE

CONDITIONAL USE PERMIT

VARIANCE

PLOT PLAN

PUBLIC USE PERMIT

COMMERCIAL WECS PERMIT

REVISED PERMIT

TEMPORARY USE PERMIT

SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

PP19818
EA 39833

A. APPLICATION INFORMATION

1. Applicant's Name: PATRICK HSU Email: patrick-hsu@dt.ca
 Mailing Address: 21871 RICHARD ST. Fax: (909) 383-4367
PERRIS STREET CA 92570
 CITY STATE ZIP
 Telephone No.: (909) 645-0575 (8am - 5pm)
2. Owner's Name: EVANGELICAL FORMOSA CHURCH Email:
 Mailing Address: 9364 TELSTAR AVENUE Fax:
EL MONTE STREET CA 91731
 CITY STATE ZIP
 Telephone No.: (909) 794-5986 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: NELSON MANLOLO
 Mailing Address: 22880 VAN BUREN ST. GRAND TERRACE Email: manlolo.nm@sbcglobal.net
EL MONTE STREET CA 91731
 CITY STATE ZIP
 Telephone No.: (909) 712-0623 Fax: (909) 783-3058 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

5. Is sewer service available at the site? Yes No
 If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles
6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No
7. How much grading is proposed for the project size? None
 Amount of cut = cubic yards _____ Amount of fill = cubic yards _____
8. Does the project need to import or export dirt? Import Export Neither
9. How many truck loads? N.A. truck loads.
10. What is the source/destination of the import/export? N.A.
11. What is the square footage of the usable pad area? (Area excluding all slopes) _____ square feet.
12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: _____
13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?
 Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

- Check answer
 a. Santa Ana River
 b. San Jacinto River
 c. Santa Margarita River
 d. Colorado River

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): PP 19818 / EA 39833 Set I.D. No. CCW 2692
 Check box if all concurrent cases are to be withdrawn. CFC 03380

APPLICATION INFORMATION

Applicant's Name: Giovanny Aguilar E-Mail: giocruzaguilar@yahoo.com
Applicant's Contact Person: ~~Richard~~ Giovanny Aguilar
If the applicant is not a person or persons, a contact person and their title is required
Mailing Address: 21871 RICHARD ST.
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 487-5379 Fax No: () _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: 12/4/2012

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to _____.

I Giovanny Aguilar verify that I am the new applicant and acknowledge the receipt thereof. My new address is SAME AS ABOVE, phone number is SAME AS ABOVE, and can be e-mailed at SAME AS ABOVE.

(name of new applicant)

[Signature]

Signature of Existing Applicant

Signature of New Applicant

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and The Evangelical Formosan Church ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN: 345-170-002, 345-170-003, 345-170-004 and 345-170-030 ("PROPERTY"); and,

WHEREAS, on October 1, 2004, PROPERTY OWNER filed an application for Plot Plan No. 19818 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
The Evangelical Formosan Church
Attn: Max Wu
9080 Telstar Avenue, Ste. 307
El Monte, CA 91731

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

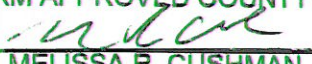
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 11/4/15

FORM APPROVED COUNTY COUNSEL
BY:  10/28/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
The Evangelical Formosan Church

By: 
Max Weitzang Wu
President

Dated: 10/16/15

By: 
Min-Chin Lin
Secretary

Dated: 10-16-15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On October 16th, 2015 before me, Hui Hu Ho Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Max Weitzang Wu
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Hui Hu Ho
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document and prevent fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: _____
Number of Pages: 5 Signer(s) Other Than Named Above: Min Chih Lin

Capacity(ies) Claimed by Signer(s)

Signer's Name: Max Weitzang Wu
 Corporate Officer — Title(s): President
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: EFCGA Board

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On October 16, 2015 before me, Hui Hu Ho Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Min Chih Lin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature Hui Hu Ho
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Indemnification Agreement Document Date: _____
Number of Pages: 5 Signer(s) Other Than Named Above: Max Weitzang Wu

Capacity(ies) Claimed by Signer(s)
Signer's Name: Min Chih Lin
 Corporate Officer — Title(s): Secretary
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: EFCGA Board

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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. 19818 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Giovanni Aguilar - Engineer/Representative: DIXI Design – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The plot plan proposes to permit an existing religious assembly use (Restoration Agape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed, including a caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. The facility conducts a spiritual retreat that includes counseling and bible study sessions, which typically spans 2-3 days (Friday through Sunday) and there will be approximately 10-12 retreats per year.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 JUNE 6, 2016
 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, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: May 10, 2016

TO: Planning Commission Secretary

FROM: John Earle Hildebrand III

(Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Director's Hearing - Riverside on June 6, 2016

20-Day Advertisement: Advertisement Adopt a Mitigated Negative Declaration

PLOT PLAN NO. 19818 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Giovanni Aguilar - Engineer/Representative: DIXI Design – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The plot plan proposes to permit an existing religious assembly use (Restoration Agape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed, including a caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. The facility conducts a spiritual retreat that includes counseling and bible study sessions, which typically spans 2-3 days (Friday through Sunday) and there will be approximately 10-12 retreats per year.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$1,640, as of 5/10/2016.

CFG Case # 3300 - Fee Balance: \$ 2,210

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/22/2016.

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

APN (s) or case numbers PP19818 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

TITLE GIS Analyst

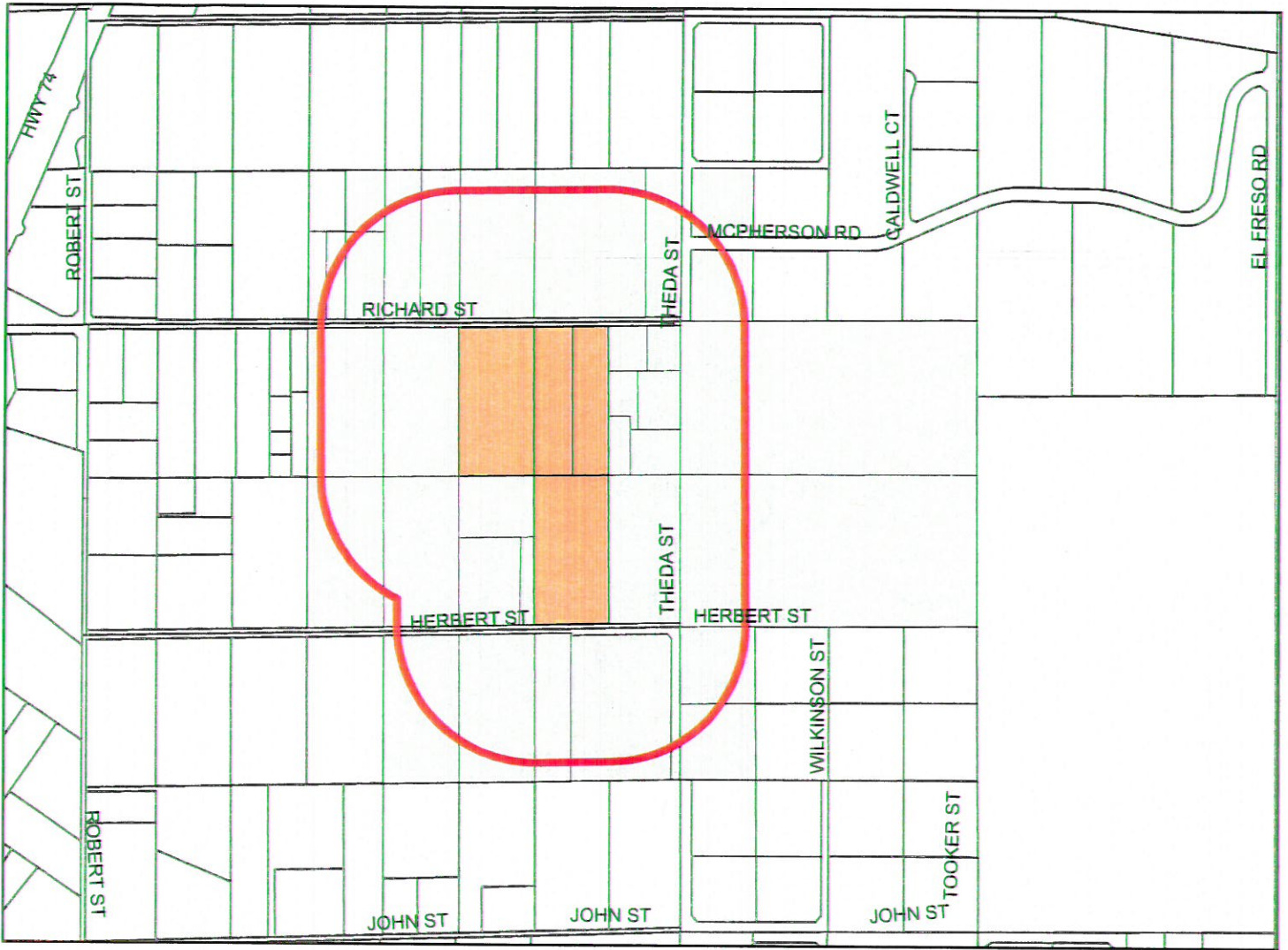
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

LOA
9/22/2016

PP19818 (600 feet buffer)



Selected Parcels

345-280-028	345-170-043	345-280-026	345-170-040	345-170-002	345-170-003	345-170-004	345-170-030	345-180-004	345-140-002
345-170-027	345-180-002	345-170-031	345-170-029	345-170-006	345-140-035	345-160-053	345-160-057	345-170-045	345-140-037
345-160-062	345-160-054	345-160-055	345-160-056	345-180-027	345-170-005	345-170-026	345-170-042	345-170-041	345-160-022
345-160-052	345-140-001	345-170-028	345-160-050	345-170-044	345-170-025	345-180-003			



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: 345140001, APN: 345140001
ROBERT CLEAVENGER
26510 THEDA ST
PERRIS, CA. 92570

ASMT: 345160053, APN: 345160053
SOFIA ESCOBEDO, ETAL
1415 S ROSEWOOD
SANTA ANA CA 92707

ASMT: 345140002, APN: 345140002
RONETTA FRAZIER, ETAL
3026 HARRISON ST
OAKLAND CA 94611

ASMT: 345160054, APN: 345160054
MARIO VEGA
21790 RICHARD ST
PERRIS, CA. 92570

ASMT: 345140035, APN: 345140035
MARICELA GONZALEZ, ETAL
625 YORBA LINDA BLVD
PLACENTIA CA 92870

ASMT: 345160056, APN: 345160056
MORRIS RANCH
31115 LANCASHIRE DR
LAKE ELSINORE CA 92530

ASMT: 345140037, APN: 345140037
ERICK RIOS, ETAL
26840 THEDA ST
PERRIS, CA. 92570

ASMT: 345160057, APN: 345160057
JOHN SIMMONS
21990 RICHARD ST
PERRIS, CA. 92570

ASMT: 345160022, APN: 345160022
WILLIAM HOFFMAN, ETAL
39221 DAILY RD
FALLBROOK CA 92028

ASMT: 345160062, APN: 345160062
MARIA LIEVANOS
P O BOX 1106
PERRIS CA 92572

ASMT: 345160050, APN: 345160050
SILVIA VAZQUEZ
21700 RICHARD ST
PERRIS, CA. 92570

ASMT: 345170006, APN: 345170006
EMILIA UNGO, ETAL
7209 ALVERSTONE AVE
LOS ANGELES CA 90045

ASMT: 345160052, APN: 345160052
DINA HERNANDEZ LUCHA, ETAL
P O BOX 1185
PERRIS CA 92572

ASMT: 345170025, APN: 345170025
TRACIE LANCASTER
1005 ATHENA CT
RIVERSIDE CA 92507

ASMT: 345170026, APN: 345170026
ARMIDA RAMOS, ETAL
2405 S ORANGE AVE
SANTA ANA CA 92707

ASMT: 345170041, APN: 345170041
RAFAEL SERMENO
21853 OLIVE AVE
PERRIS CA 92570

ASMT: 345170027, APN: 345170027
DANIEL FREZE, ETAL
2955 MONTEREY RD
SAN MARINO CA 91108

ASMT: 345170042, APN: 345170042
RAFAEL SEMENO
26575 THEDA ST
PERRIS, CA. 92570

ASMT: 345170028, APN: 345170028
SHERRY SAZIO
21812 HERBERT ST
PERRIS, CA. 92570

ASMT: 345170043, APN: 345170043
RICHELLE COGLEY, ETAL
26545 THEDA ST
PERRIS, CA. 92570

ASMT: 345170029, APN: 345170029
VILMA AGUILAR, ETAL
21871 RICHARD ST
PERRIS CA 92570

ASMT: 345170044, APN: 345170044
JOSE CORTEZ, ETAL
26625 THEDA ST
PERRIS, CA. 92570

ASMT: 345170030, APN: 345170030
EVANGELICAL FORMOSAN CHURCH
9382 TELSTAR AVE
EL MONTE CA 91731

ASMT: 345170045, APN: 345170045
SHIRLEY SANDERS, ETAL
PO BOX 517
PERRIS CA 92572

ASMT: 345170031, APN: 345170031
JUANA GUIZAR, ETAL
147 W 47TH PL
LOS ANGELES CA 90037

ASMT: 345180002, APN: 345180002
YOVANA CUEN, ETAL
1800 E LAKESHORE DR UNIT 2
LAKE ELSINORE CA 92530

ASMT: 345170040, APN: 345170040
MATILDE QUINTANA, ETAL
21985 RICHARD ST
PERRIS, CA. 92570

ASMT: 345180003, APN: 345180003
KATHLEEN GRAY, ETAL
21815 HERBERT ST
PERRIS, CA. 92570



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www.avery.com

ASMT: 345180027, APN: 345180027
NATIVIDAD ZEPEDA
21939 HERBERT ST
PERRIS, CA. 92570

ASMT: 345280026, APN: 345280026
CLAYTON FILLIAN
5408 PHEASANT DR
NORTH MYRTLE BEACH SC 29582

ASMT: 345280028, APN: 345280028
PHYLLIS JOHNSON, ETAL
26490 THEDA ST
PERRIS, CA. 92570

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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

Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th St.
Perris, CA 92570-2124

Elsinore Valley Municipal Water District
31315 Chaney Street
P.O. Box 3000
Elsinore, CA 92531

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Applicant:
Giovanny Aguilar
21871 Richard Street
Perris, CA 92570

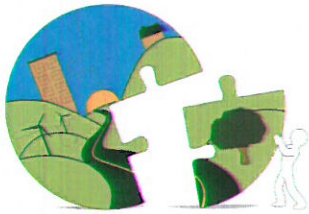
Engineer:
Cristmar Designs Inc.
14423 Larch Ave, #8
Lawndale, CA 90260

Owner:
Evangelical Formosan Church
9080 Telstar Ave, Suite 307
El Monte, CA 91731

Applicant:
Giovanny Aguilar
21871 Richard Street
Perris, CA 92570

Engineer:
Cristmar Designs Inc.
14423 Larch Ave, #8
Lawndale, CA 90260

Owner:
Evangelical Formosan Church
9080 Telstar Ave, Suite 307
El Monte, CA 91731



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
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
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 19818

Project Title/Case Numbers

John Earle Hildebrand III, Principal Planner

County Contact Person

(951) 955-1888

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Giovanny Aquilar

Project Applicant

21871 Richard St. Perris, Ca 92570

Address

The project is located northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street within the Elsinore Area Plan.

Project Location

The plot plan proposes to permit an existing religious assembly use (Restoration Aqape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed, including a caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. The facility conducts a spiritual retreat that includes counseling and bible study sessions, which typically spans 2-3 days (Friday through Sunday) and there will be approximately 10-12 retreats per year.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 6, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was NOT prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Hildebrand
Signature

Principal Planner

Title

June 6, 2016

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39833 ZCFG3300

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 19818

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: John Earle Hildebrand III Title: Principal Planner Date: June 6, 2016

Applicant/Project Sponsor: Giovanny Aguilar Date Submitted: December 4, 2012

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 John Earle Hildebrand III at (951) 955-1888

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP19818\DH-PC-BOS Hearings\DH-PC\PP19818.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA39833 ZCFG3300

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0421061

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: AGUILAR GIOVANNY \$64.00
paid by: CK 1501
EA39833
paid towards: CFG03300 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 01, 2004 09:20
MBRASWEL posting date Oct 01, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1413757

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: AGUILAR GIOVANNY \$2,210.00
paid by: CK 11026
EA39833
paid towards: CFG03300 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 23, 2014 12:17
MGARDNER posting date Dec 23, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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