



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 14, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

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 Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

- 3.1 **PLOT PLAN NO. 17669, REVISED PERMIT NO. 1** – Intent to Adopt a Negative Declaration – Applicant: American Charter Development, LLC – Representative: Joe Jordan – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of Avenue 51, easterly of Calhoun Street, and westerly of Van Buren Street – 13.64 Acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Revised Plot Plan at existing children's church (buildings and place of public assembly for worship primarily for children) with accessory classrooms, gymnasium, outdoor recreational area, and existing parking lot to contain approximately 65 spaces, proposes to remodel eight (8) existing single-story classrooms totaling approximately 4,791 sq. ft. up to approximately 16 feet in height, and, install new connected modular classrooms totaling approximately 18,480 sq. ft. up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B) on eastern side of existing gymnasium building with new hardscape and new retention basin. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.0 PUBLIC COMMENTS:

3.1

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth *KLJ*
Project Planner: Jay Olivas
Directors Hearing: August 14, 2017

PLOT PLAN NO. 17669, REV. PERMIT NO. 1
Environmental Assessment No. 43018
Owner/Applicant: American Charter
Development, LLC
Representative: Joe Jordan



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 17669, Revised Permit No. 1 consisting of an existing children's church (buildings and place of public assembly for worship primarily for children) and existing school (K-12) with accessory classrooms totaling approximately 14,000 square feet, a gymnasium totaling approximately 10,000 square feet, with other existing related facilities including three (3) maintenance and storage buildings totaling approximately 8,000 square feet, approximate 5,000 square foot outdoor pool area, 1,800 square foot caretakers dwelling, existing outdoor recreational sports fields for soccer and softball, separate playground area, 1,523 square foot restroom building, with existing parking lot containing approximately 65 spaces with existing retention basins, proposes to remodel eight (8) existing single-story classrooms totaling approximately 4,791 square feet up to approximately 16 feet in height, and, install 10 new connected modular classrooms totaling approximately 18,480 square feet up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B). The new modular classrooms are located on the eastern side of existing gymnasium building along with new hardscape and new retention basin. Operating hours for the existing outdoor recreational facilities approved under this plot plan shall be limited to 9:00 a.m. to 10:00 p.m.

The project is located north of Avenue 51, east of Calhoun Street, and west of Van Buren Street in the unincorporated community of Vista Santa Rosa.

BACKGROUND:

Prior Plot Plan No. 17669, which was approved in 2002 for children's church (buildings and place of public assembly for worship primarily for children) and school (K-12) with accessory classrooms, gymnasium, outdoor recreational area, and parking lot with approximately 65 spaces.

The plot plan was modified with Substantial Conformance (PP17669S1) in 2011 to add 1,523 square foot building to include restrooms, storage, and refreshment services area.

The current proposed project for revision to Plot Plan No. 17669 (PP17669R1) proposes to remodel eight (8) existing classrooms (interior only) totaling approximately 4,791 square feet and install new connected modular classrooms totaling approximately 18,480 square feet up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B) on eastern side of existing gymnasium building with new hardscape and new retention basin.

ISSUES OF POTENTIAL CONCERN:

No issues of potential concern.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG) (10 Acre Minimum) to the north, south, and east; Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) to the west
3. Existing Zoning (Ex. #2): Light Agriculture (A-1)
4. Surrounding Zoning (Ex. #2): Light Agriculture (A-1) to the north, south, east, and west
5. Existing Land Use (Ex. #1): Existing Children's Church with School (K-12)
6. Surrounding Land Use (Ex. #1): Agriculture Land to the north, south, east and west; Scattered One Family Dwellings, Pet Rescue facility
7. Project Data:
Total Acreage: 13.64 Acres
Existing Bldg. Area: 29,700 Square Feet
Proposed Bldg. Area: 18,480 Square Feet
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 43018**, 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. 17669, REVISED PERMIT NO. 1, 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 has a General Plan Land Use Designation of Agriculture: Agriculture (AG) (10 Acre Minimum).
2. The proposed use, expansion of existing children's church and school (K-12) with classroom remodel and additional modular classrooms, is consistent with the Agriculture (AG) land use designation of the General Plan in that the 13.64 acre property is bordered by existing circulation facilities such as partially improved streets including Calhoun Street and Avenue 51 (LU 29.7), along with existing landscaping on the overall project site (WCVAP 11.1).
3. The project further complies with AG designation in that the minimum lot size exceeds the 10 acre minimum lot size at 13.64 acres.

4. The project site is surrounded by properties which have a General Plan Land Use Designation of Agriculture: Agriculture (AG) (10 Acre Minimum) to the north, south, and east; Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum) is located to the west.
5. The zoning for the subject site is Light Agriculture (A-1). The project site is surrounded by properties which are zoned Light Agriculture (A-1) to the north, south, east, and west.
6. The proposed use, existing children's church and private school (K-12) with classroom remodel and additional modular classrooms, is a permitted use, subject to approval of a plot plan, in the A-1 zone under Ordinance No. 348 section 13.1.B. 2 and 3.
7. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the A-1 zone in that:
 - i. The minimum lot area in that zone is 20,000 square feet, and the project site is approximately 13.64 acres, which exceeds the minimum lot area.
 - ii. Minimum yard requirements shall be 20 feet from front yard, five feet from side yard, and ten feet from rear yard. The existing children's church with school buildings are approximately 120 feet from front property line along Calhoun Street and approximately 10 feet from side yard for the existing maintenance building along north property line, and approximately 10 feet from rear yard for the existing caretaker dwelling. These setbacks exceed minimum yard requirements.
 - iii. All buildings and structures may not exceed 50 feet in height, and the existing buildings at approximately 16 feet and proposed modular additions at 13 feet in height are well below the maximum height limits.
 - iv. No animals are currently kept on the premises and the lot currently exceeds 100 feet in width, therefore the project complies with this development standard.
 - v. Automobile storage spaces must be provided in accordance with Section 18.12. The existing parcel provides 65 parking spaces, which includes sufficient parking under Section 18.12 for the existing church and school buildings. With approximate total building square footage of 48,180 square feet for both existing and proposed church/school and related buildings, and one parking space per classroom and faculty, 65 spaces are required which the existing parking lot provides. Additionally, Condition of Approval 90.PLANNING.1 – Existing Parking requires to maintain existing parking paving material.
8. An existing children's church with school, agriculture land uses such as field crops and nurseries, scattered one family dwellings, and pet rescue facility have been constructed and are operating in the project vicinity.
9. This project is within the City Sphere of Influence of City of Coachella. Project information was forwarded to the City of Coachella on May 15, 2017. The only comments received from the City of Coachella is the will serve letter dated June 27, 2017 for domestic water service.
10. The existing project contains perimeter landscaping, six-foot high chain link fence, and front yard setbacks for existing buildings of approximately 120 feet from property lines which reduce visual impacts to the surrounding community which is largely rural farmland.
11. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire flow of 1,250 gallons per minute for 2 hour duration (Condition of Approval (COA) 10.FIRE.7- Minimum Fire Flow)

and gated entrance measures such as existing entrance gate being located at least 35 feet from the Calhoun Street which the project is in current compliance (COA 10.FIRE.15- Gate Entrances).

12. The project is located at the northeast property corner of Calhoun Street (60' right-of-way) and Avenue 51 (60' right-of-way), and is directly accessed from Calhoun Street with 40-foot wide driveway leading into existing parking lot containing approximately 65 spaces.
13. No additional right of way dedications or right of way improvements are required with the project.
14. The new connected additional modular classrooms are proposed to be installed on an engineered pillar foundation with accessible ramps.
15. The project is conditions to maintain maximum occupancy of up to 450 students and faculty (COA 10 E HEALTH 1 - Maximum Occupancy).
16. The project is conditioned to maintain existing pool fencing around perimeter of existing pool as a safety measure (COA 90.PLANNING.8 – Reservoir Fencing).
17. The project is served by domestic water from the City of Coachella with available domestic water service indicated per the City of Coachella will serve letter dated June 27, 2017, and as indicated by COA 80.E HEALTH.3 - Water Will Serve prior to building permit issuance for the proposed modular classroom additions totaling approximately 18,480 square feet.
18. The project is served by existing and proposed septic systems. The project is conditioned to conduct percolation testing and provide detailed septic plans to ensure septic tank sizing (COAs 80.E HEALTH.1-Perc Test Required and 80.E HEALTH.2-Septic Plans) prior to building permit for the additional modular classrooms totaling approximately 18,480 square feet.
19. Site disturbance has already occurred with the existing children's church and school site. Potential impacts to archaeological resources were previously reviewed under Phase I Archaeological Assessment dated April 10, 2002, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on May 10, 2017 to local and regional tribes. Agua Caliente Band of Cahuilla Indians and to the 29 Palms Band of Mission Indians provided letters on July 14, 2017 and May 11, 2017 respectively indicating no request for further consultation.
20. Environmental Assessment No. 43018 identified no potentially significant environmental impacts, and no mitigation is required.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) 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.

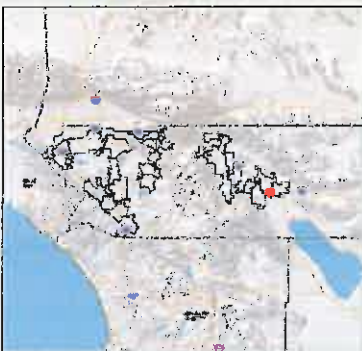
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing (7/28/17), no comment letters have been received from the general public.
2. The project site is not located within:
 - a. General Plan Policy Overlay;
 - b. An Agriculture Preserve;
 - c. An Area of Flooding Sensitivity
 - d. A High Fire Area;
 - e. A County Fault Zone;
 - f. A Dam Inundation Area;
 - g. A CVMSHCP Conservation Area; or,
 - h. An Airport Compatibility Zone.
3. The project site is located within:
 - a. An Area of High Liquefaction Potential;
 - b. An Area of High Paleontological Sensitivity;
 - c. The boundaries of the Coachella Valley Unified School District;
 - d. Zone B, 43.95 miles of the Mt. Palomar Lighting Area; and,
 - e. The Whitewater Rivershed.
4. The subject site is currently designated as Assessor's Parcel Number 767-150-010.

PP17669R1

General Plan



Legend

Display Parcels
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

- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources

- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes



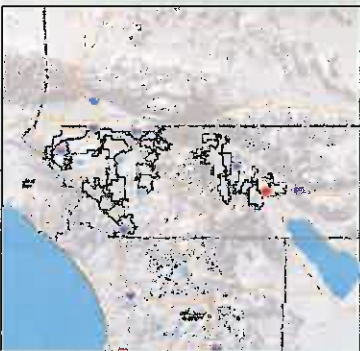
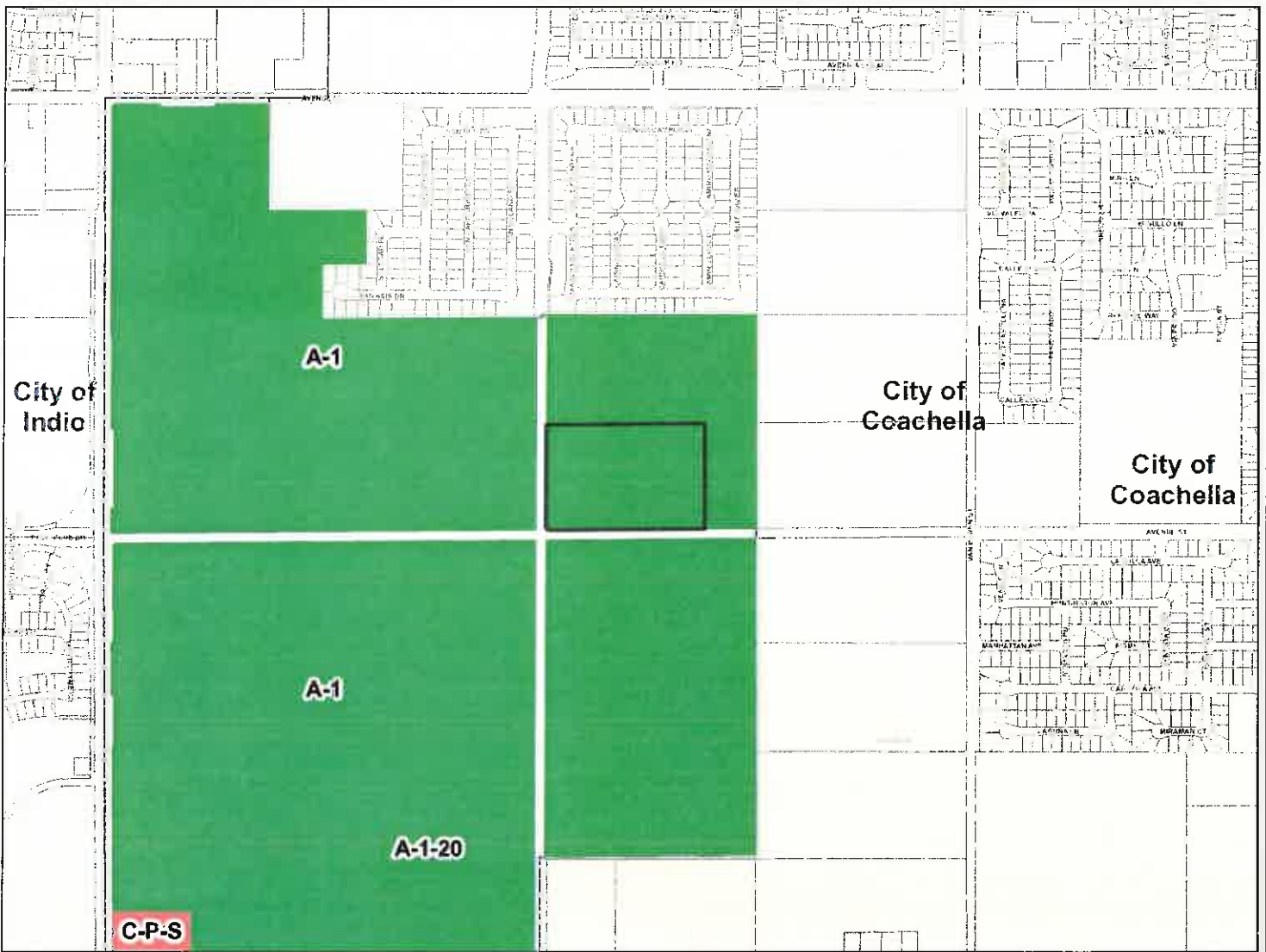
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.

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PP17669R1

Zoning



Legend

<input type="checkbox"/> Display Parcels	A-2-20	M-H-2 1/2
<input type="checkbox"/> Zoning	A-2-5	M-H-5
OTHER ZONING	A-D	M-M
A-1	A-P	M-M-3
A-1-1	A-P-10	M-M-5
A-1-1 1/2	A-P-5	M-R
A-1-10	C-1/C-P	M-R-A
A-1-15	C-CV	M-SC
A-1-2	C-O	M-SC-1
		M-SC-5

Notes

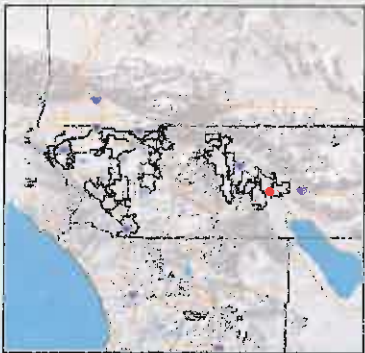


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PP17669R1

Land Use



Legend

-  Display Parcels
-  City Boundaries
-  Cities
-  roadsanno
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP

Notes



0 584 1,168 Feet



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Revised Plot Plan

American Charter Ministries International Jordan Outreach Ministries International 50-930 Calhoun Street Coachella, California

SHEET INDEX

- Architectural
- c Cover Sheet
- PP1.1 Revised Plot Plan
- 1 Precise Grading Plan Sheet 1
- 2 Precise Grading Plan Sheet 2
- 3 Precise Grading Plan Sheet 3

South West Concepts, Inc.
Professional Engineer
1400 West 10th Street
P.O. Box 10000
Tucson, AZ 85724
Phone: (520) 795-1000
Fax: (520) 795-1001

Imagine Coachella
Charmosa Renovations
& Modular Units

American Charter
Development & Finance

Jordan Outreach
Ministries International
8033 S Calhoun Street
Coachella, CA 92236

A.E.N.: 767-100-010

Drawn By: _____
Approved By: _____
Project Manager: _____

FIRE DEPARTMENT NOTES

1. All fire hydrants shall be installed in accordance with the Fire Department's requirements.
2. Fire hydrants shall be installed in accordance with the Fire Department's requirements.
3. Fire hydrants shall be installed in accordance with the Fire Department's requirements.
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9. Fire hydrants shall be installed in accordance with the Fire Department's requirements.
10. Fire hydrants shall be installed in accordance with the Fire Department's requirements.

GREEN BUILDING NOTES

1. Identify the construction and demolition waste materials to be recycled from disposal on-site (recycled) or to be recycled (recycled).
2. Specify construction and demolition waste materials to be recycled off-site (recycled).
3. Identify construction materials to be recycled from disposal on-site (recycled) or to be recycled (recycled).
4. Identify construction materials to be recycled off-site (recycled).
5. Identify construction materials to be recycled from disposal on-site (recycled) or to be recycled (recycled).

PROJECT DATA

LAND AREA REGULATIONS	5,000 S.F.
EXISTING BUILDING A	5,000 S.F.
EXISTING BUILDING B	1,500 S.F.
EXISTING BUILDING C	1,500 S.F.
EXISTING BUILDING D	1,500 S.F.
EXISTING MAINTENANCE BUILDING	5,000 S.F.
NEW MODULAR BUILDING A	5,200 S.F.
NEW MODULAR BUILDING B	5,200 S.F.
TOTAL BUILDING AREA	48,100 S.F.
TOTAL LOT AREA	14.23 ACRES = 620,750 S.F.
LOT COVERAGE	4% (620,750 / 7,749,000)

USE	GROUP	AREA	DECK/FLOOR	DECK/FLOOR	DECK/FLOOR	DECK/FLOOR
			AREA	AREA	AREA	AREA
EXISTING BUILDING A	E	5,000	21	21	21	21
EXISTING BUILDING B	E	1,500	15	15	15	15
EXISTING BUILDING C	E	1,500	15	15	15	15
EXISTING BUILDING D	E	1,500	15	15	15	15
EXISTING MAINTENANCE BUILDING	E	5,000	21	21	21	21
NEW MODULAR BUILDING A	E	5,200	21	21	21	21
NEW MODULAR BUILDING B	E	5,200	21	21	21	21
TOTAL		47,400	21	21	21	21

SPECIAL NOTES

1. All fire hydrants shall be installed in accordance with the Fire Department's requirements.
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9. Fire hydrants shall be installed in accordance with the Fire Department's requirements.
10. Fire hydrants shall be installed in accordance with the Fire Department's requirements.

LEGAL DESCRIPTION

LOT 12 OF THE SECTION 1 SUBDIVISION AS RECORDED IN BOOK 4 OF MAPS AT PAGE 63, O.R.

ASSESSOR'S PARCEL#
767-150-010

NOTES
All "as is" conditions used for all materials, and approved by the building official prior to installation.

DEFERRED SUBMITTALS
The designer/contractor is responsible for the verification of existing conditions (if any) of the lot.

CODE ANALYSIS

Codes Used:
2016 California Building Code
2016 California Electrical Code
2016 California Fire Code
2016 California Gas Code
2016 California Mechanical Code
Coachella Municipal Code

Zoning: A-1 Agricultural
Land Use: Existing School
Land Use Proposed: School

Occupancy: School
Classification: Type V - Non-Hazard

PROJECT DESCRIPTION

This modular classroom building will be built on the east side of the existing gymnasium. The total combined area is 10,400 sq. ft.

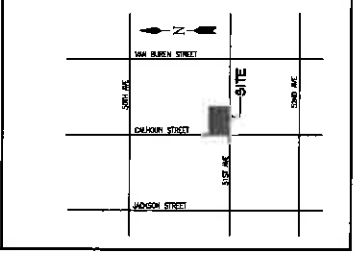
Existing classroom building "A" will be renovated to include the following work: interior finish, painting, and minor repairs. The building will be upgraded to meet current code requirements. The building will be upgraded to meet current code requirements. The building will be upgraded to meet current code requirements.

OWNER: American Charter Ministries International
5000 Calhoun Street
Coachella, CA 92236

REQUIRED SPECIAL INSPECTIONS
In addition to the regular inspections, the following special inspections will also be required: Structural Inspection in accordance with Sec. 1701 of the Uniform Building Code.

ITEM REQUIRED REMARKS

VICINITY MAP

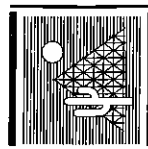


CONSULTANTS

- Project Engineer:**
South West Concepts, Inc.
1400 West 10th Street
P.O. Box 10000
Tucson, AZ 85724
Phone: (520) 795-1000
Fax: (520) 795-1001
- Architect:**
Imagine Coachella
Charmosa Renovations
& Modular Units
8033 S Calhoun Street
Coachella, CA 92236
Phone: (760) 767-1000
Fax: (760) 767-1001
- Structural Engineer:**
American Charter Development & Finance
1400 West 10th Street
P.O. Box 10000
Tucson, AZ 85724
Phone: (520) 795-1000
Fax: (520) 795-1001
- Electrical Consultant:**
American Charter Development & Finance
1400 West 10th Street
P.O. Box 10000
Tucson, AZ 85724
Phone: (520) 795-1000
Fax: (520) 795-1001

COVER SHEET

Drawn: 01/02/17



South West Concepts, Inc.
 PROFESSIONAL ENGINEER
 14400 Wilshire Blvd., Suite 100
 Culver City, CA 90230
 Phone: (310) 307-1100
 Fax: (310) 307-1101

Project Information
 Project Name: [Blank]
 Project No.: [Blank]
 Date: [Blank]

Client Information
 Client Name: [Blank]
 Client Address: [Blank]
 Client Phone: [Blank]

Site Information
 Site No.: [Blank]
 Site Address: [Blank]
 Site Phone: [Blank]

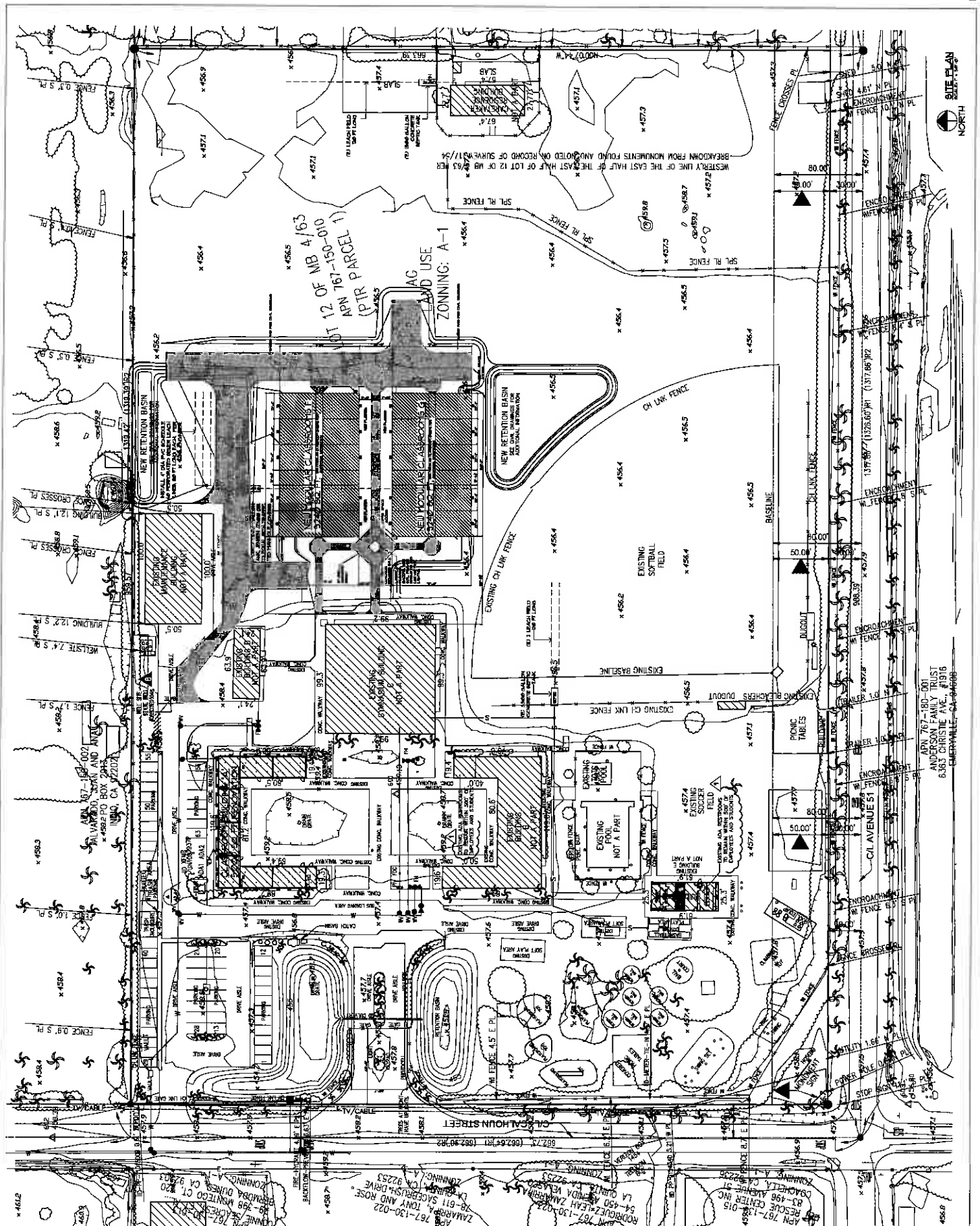
Professional Engineer
 Name: [Blank]
 License No.: [Blank]
 State: [Blank]

Professional Engineer
 Name: [Blank]
 License No.: [Blank]
 State: [Blank]

Professional Engineer
 Name: [Blank]
 License No.: [Blank]
 State: [Blank]

Professional Engineer
 Name: [Blank]
 License No.: [Blank]
 State: [Blank]

Professional Engineer
 Name: [Blank]
 License No.: [Blank]
 State: [Blank]



SITE PLAN

A1.0
 Date: 01/02/17



APN 767-180-001
 ANDERSON FAMILY TRUST
 6383 CHRISTIE AVE., #1916
 CHEROKEE, CA 94608

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43018
Project Case Type (s) and Number(s): Plot Plan No. 17669, Revised Permit No. 1
Lead Agency Name: County of Riverside Planning Department
Address: 77-588 El Duna Ct, Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: (760) 863-8271
Applicant's Name: American Charter Development, LLC
Applicant's Address: 775 West 1200 North Suite 100 Springville, UT 84663
Engineer's Name: South West Concepts
Engineer's Address: 78-115 Calle Estado Suite 105 La Quinta, CA 92253

I. PROJECT INFORMATION

A. Project Description: Plot Plan No. 17669, Revised Permit No. 1 primarily consists of an existing children's church (buildings and place of public assembly for worship primarily for children) and existing private school (K-12) with accessory classrooms totaling approximately 14,000 square feet, a gymnasium totaling approximately 10,000 square feet, with other existing related facilities including three (3) maintenance and storage buildings totaling approximately 8,000 square feet, approximate 5,000 square foot outdoor pool area, 1,800 square foot caretakers dwelling, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot containing approximately 65 spaces with existing retention basins, proposes to remodel eight (8) existing single-story classrooms totaling approximately 4,791 square feet up to approximately 16 feet in height, and, install 10 new connected modular classrooms totaling approximately 18,480 square feet up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B). The new modular classrooms are located on the eastern side of existing gymnasium building with new hardscape and new retention basin. Operating hours for the outdoor recreational facilities approved under this plot plan shall be limited to 9:00 a.m. to 10:00 p.m.

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

C. Total Project Area: 13.64 Acres

Residential Acres:	Lots:	Units:	Est. No. of Residents:
Agriculture Acres: 13.64	Lots: 1	Sq. Ft. of Bldg. Area: 48,180	Est. No. of Faculty/Students: 450
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 767-150-010

E. Street References: The project is located north of Avenue 51, east of Calhoun Street, and west of Van Buren Street in the unincorporated community of Vista Santa Rosa in the Sphere of Influence of the City of Coachella.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 6 South, Range 7 East, Section 1.

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing children's church with existing private school and related buildings with classroom remodel and additional modular classrooms

totaling approximately 48,180 square feet. Agriculture land is located to the north, south, east and west with scattered one family dwellings and pet rescue facility. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Agriculture: Agriculture General Plan Land Use designation in that the site contains off-site and on-site circulation facilities (LU 29.7) and includes existing landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with partially improved streets including Calhoun Street and Avenue 51 that immediately abut the project site. No further right of dedications or road improvements are required. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. Existing and proposed retention areas address drainage impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during precise grading activities. The existing project and proposed additional modular buildings meet all applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Eastern Coachella Valley

C. **Foundation Component(s):** Agriculture

D. **Land Use Designation(s):** Agriculture: Agriculture (10 Acre Minimum)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Agriculture: Agriculture (AG) (10 Acre Minimum) and Community Development (CD: EDR) Estate Density Residential (2 Acre Minimum).

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

I. Existing Zoning: Light Agriculture (A-1)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Light Agriculture (A-1).

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 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
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> 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

July 24, 2017

Date

Jay Olivas, Project Planner

For Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is located along the northeast corner of Calhoun Street and Avenue 51 which are not designated as scenic highway corridors. Therefore, there is no impact.
- b) The proposed project with existing children's church and existing school and related buildings with classroom remodel and additional modular classrooms will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes existing building setbacks such as approximate 120-foot setback from Calhoun Street with existing perimeter chain link fencing and landscaping such as with oleander hedges. No additional landscape plan is required. Therefore, impacts would be 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
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)

Findings of Fact:

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Condition of Approval (COA) 10.Planning.24-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting existing children's church and existing school and related buildings with classroom remodel and additional modular classrooms totaling approximately 18,480 square feet would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project which includes existing hooded lighting within the existing parking lot on the existing children's church/school grounds. Additionally, any lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3-Lighting Hooded). Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Surrounding land uses include agriculture land uses such as field crops and nurseries, scattered one family dwellings, and pet rescue facility. The amount of light that will be created by the project is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3-Lighting Hooded. No additional parking light poles are proposed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-d) The project is affected by agriculture programs and land use standards of the Riverside County General Plan. However, the project site is designated as prime farmland, urban built up land, and farmland of local importance, but was previously converted to children's church and school in 2002 by previously approved Plot Plan No. 17669. Furthermore, the project's existing A-1 zone allows churches and private schools with an approved plot plan permit. The project is adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use since the site was previously converted to a children's church and school on 13.64 acres and is improved with compliance with zoning and building related codes. Therefore, impacts are 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
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.

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) According to General Plan, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD Significance Thresholds and Analysis

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Agriculture (AG), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during church and school operations which the majority would come from vehicle trips to and from the project site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for church and school development in the A-1 zone and is limited to approximately 48,180 square feet of total building area with 450 person maximum occupancy (COA 10 E Health 1–Maximum Occupancy) for the existing buildings previously approved under PP17669 and proposed buildings (total 8% maximum lot coverage overall) under proposed PP17669R1. It is therefore reasonable to assume that a large portion of the students do not drive automobiles and faculty will be already making vehicle trips since majority of the site is pre-existing on 13.64 acres. The immediate area which is bordered by existing land uses such agriculture land, scattered on family dwellings and vacant land. Additionally, the church and school use is limited to approximately 65 parking spaces with school buses which spaces are vacant during long periods of time during closed hours such as weekends, and, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the buildings overall on 13.64 acre site with 8 percent lot coverage, with no traditional Sunday Church or School, and existing associated landscaping, PM10 dust control for precise grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of the buildings on overall 13.64

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acre site which includes large swaths of open space such as sports fields and has been in existence since 2002, with existing landscaping with PM10 dust control (COA 60.BS Grade.16 – PM10 Plan Required) for precise grading, air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include existing agriculture land and scattered dwellings and pet rescue facility, with vacant land, but is not expected to generate substantial point-source emissions due to the limited size of project of the existing and proposed church school buildings on 13.64 acres with 8 percent maximum lot coverage overall, which is not typically associated with significant emissions. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors other than minor air quality impacts from scattered dwellings, vacant land and field crops. The proposed project does not involve the construction of a sensitive receptor such as additional school modular' s located within one mile of an existing substantial point-source emitter. Therefore, there would be less than significant impacts.
- f) The project as a church school complex, is not a type of use anticipated to create objectionable odors affecting a substantial number of people. No impacts are anticipated.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with existing church and school complex with prior rough and precise grading. No surveys are required for the proposed modular additions of approximately 18,480 square feet within existing disturbed area near the eastern side of the existing school gymnasium. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have no impact.
- b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, no impacts are expected.
- c) Based on the review conducted by EPD, the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore, no impacts are expected.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, impacts to wildfire corridors are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site does contain riparian/riverine habitat due existing disturbance with existing buildings and existing paved parking lot. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There is no known historic site or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

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

Source: Project Application Materials, On Site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Site disturbance has already occurred with the existing church and school site with existing parking lot and previously graded site. Potential impacts to archaeological resources were previously reviewed by Phase I Study, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to tribes on May 10, 2017. Letters were received from Agua Caliente Band of Cahuilla Indians and Twenty Nine Palms Band of Mission Indians for the project on May 11, 2017. No further request to consult was received regarding AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.16 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could 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. No impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Tribal Cultural Resources

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to approximately 12 tribes on May 10, 2017. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to precise grading on previously graded pad area. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Paleontological Resources

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, a paleontological report shall be prepared prior to grading permit issuance. Additionally, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 60.Planning.1 – Paleo Pimp/Monitor). Due to existing church and school project previously approved since 2002, and relatively minor addition modular school classroom addition on previous disturbed and landscaped land to be located on an elevated pillar foundation, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

12. 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, County Geologic Report No.1070 updated

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

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, GIS Database, County Geologic Report No. 1070 updated

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project will be precise graded for the addition of modular classrooms totaling approximately 18,480 square feet on an elevated engineered pillar foundation system. County Geologic Report No. 1070 Update recommended over excavations to a depth of 3 foot below existing grade or 3 feet to the lowest proposed footings (COA 10.Planing.14- GEO 1070 Update Accepted). Compliance with State of California codes for the modular installs and California Building Codes (CBC 2016) for the precise grading also addresses any potential liquefaction concerns during precise grading activities. Therefore, impacts from liquefaction are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

14. Ground-shaking Zone

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), County Geologist review

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

15. 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. 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: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed graded pad and pillar building foundation subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing rough graded area. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not result in substantial soil erosion or loss of top soil since the 13.64 acre site is largely improved with existing church and school complex, sports fields, and paved parking lot. Any new grading shall be limited to 18,840 square foot vacant pad with and small drainage features such as new retention basin. Furthermore, precise grading is limited to approximately 1,980 cubic yards of cut and 1,980 cubic yards of fill. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Vista Santa Rosa. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing and proposed retention areas and existing transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements such as an approximately 65 space paved and lighted automobile parking area, and a required PM 10 Plan (COA 60.BS Grade.16) for precise grading of vacant pad area. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements of AB 32 such as due to California Smog Requirements for most faculty that use the existing 65 space parking lot with school buses. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical commercial cleaning agents to be used with the existing and proposed church school complex addition. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no other existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database Airport Land Use Commission letter dated October 1, 2015

- a) The project site is not located within an Airport Master Plan. The project did not require review by the Airport Land Use Commission. There will be no impact.
- b) The project site is not located within an Airport Master Plan and did not require review by the Airport Land Use Commission. There will be no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impacts are anticipated.
- 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is in an semi urbanized and agriculture area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

26. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District (CVWD) letter dated May 25, 2017; Hydrology Report dated April 13, 2017 by Essi Engineering

Findings of Fact:

a) The topography of the site is partially improved and graded desert land with existing church and school to be precise graded at the pad area for the additional modular classrooms. The project would not substantially alter the existing drainage patterns of the project site; however, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 80.Trans.4-Drainage Easement) which will includes existing and new retention basin. Therefore, impacts are less than significant.

- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA BS Grade 60.BMP.13 Construction NPDES Permit). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not 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). The project connects with City of Coachella domestic water. Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including existing and additional retention basins capable of infiltrating storm events. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed 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. Therefore, there is no impact.
- f) The project proposes a school addition within Zone X on the Federal Flood Insurance rate maps, but is less than significant due to existing and proposed retention basin to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to grading permit issuance (COA 60.Trans.6–WQMP). Impacts would less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be 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
27. 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 checked="" type="checkbox"/>	<input 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: Coachella Valley Water District (CVWD) letter dated May 25, 2017; Hydrology Study dated April 13, 2017 by Essi Engineering

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including requirement for new retention basin on eastern side of the gymnasium to accommodate the new modular classrooms capable of infiltrating a storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. The site is currently an existing church and school of approximately 48,180 square feet with vacant pre-graded pad for the new modular classrooms where drainage is absorbed by the existing soil and new retention basin, however, the site contains a fully improved impervious parking lot surface which 100% drainage to be kept on-site through use of existing retention basin and drain grates and inlet capacity calculations to limit drawn down time to accommodate the additional proposed 18,480 square foot modular's. Impacts are therefore considered less than significant with these drainage improvements (COA 60.BSGrade.6 Drainage Design.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of proposed retention basin as outlined in the approved hydrology report. Therefore, the impact is considered less than significant.
- c) The proposed project would not 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 due to proposed drainage improvements in the approved hydrology report. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is 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.

LAND USE/PLANNING Would the project

28. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since additional modular classrooms on an overall 13.64 acre site would be constructed. The subject land is located within an existing agriculture and residential area intended for such development. The project would be consistent with the subject land since the land is currently designated Agriculture (AG) and zoned Light Agriculture (A-1), and areas with a Land Use Designation of AG and zoned A-1 are generally envisioned for such uses such as churches and private schools. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of the City of Coachella. The project is consistent with surrounding uses and will not affect land use within the City of Coachella or its SOI. Project information was forwarded to the City of Coachella, and no comments have been received as of this writing. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Planning

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

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

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

a-b) The project will be consistent with the site’s existing Light Agriculture (A-1) zone due to the existing church and private school expansion which is specifically listed as permitted with an approved plot plan. The proposed church and school expansion comply with development standards of the A-1 zone such a minimum lot area of 20,000 square feet, the site is 13.64 acres. The project is surrounded by properties which are zoned Light Agriculture (A-1) to the north, south, east, and west. The project would buffer adjacent zones with perimeter fence treatment, hooded lighting, and existing landscaping (COAs 10.Planning.3 Lighting Plans). Therefore, impacts would be less than significant.

c-d) The proposal for existing church and private school expansion to remodel existing classrooms and add modular classrooms with existing parking will be conditionally compatible with existing and surrounding land uses including agriculture land, scattered dwellings and animal rescue facility, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as landscaping. Therefore, impacts would be less than significant.

e) The project area is compatible with the project’s proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

30. Mineral Resource

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”

- a) The project area has not been used for mining. Therefore, the project would 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. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Surrounding the project site are commercial and industrial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

31. Airport Noise

e. 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

f. 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:

- a) The project site is not located within two miles of a public use airport and would not expose people to excessive airport noise levels. Therefore, there would be no impact.
- b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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 C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located adjacent to Calhoun Street and Avenue 51 which are not designated as highways. Any road traffic would be less than significant noise impact due to nature of the project as a church and school which buildings are in compliance with State HUD Codes and California building codes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for church and school building will not substantially increase ambient noise levels due to existing traffic noise along Calhoun Street and Avenue 51. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA’s 10.Planning.9–Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

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

- a) The proposed project will not displace any existing residences due to the nature of the project as an existing church and school expansion. Therefore, there is no impact.
- b) The proposed project would create a demand for additional housing due to the nature of the project as a result of the 48,180 square foot campus. However, this would create a minor amount of additional housing need due to small increase of workers at the site with existing housing units located in the surrounding area including Coachella, Thermal, Indio, and City of Palm Desert.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to the nature of the project as existing church with school expansion. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new modular classrooms with existing church and school with maximum occupancy of up to approximately 450 students and faculty and up to 50 temporary construction jobs. This population increase will not exceed official regional or local population projections. Therefore, there is less than significant impact.
- f) The project will not induce substantial population growth in the area since the project would add new modular classrooms at an existing church and school with maximum occupancy of up to approximately 450 students and faculty and up to 50 temporary construction jobs. Impacts from the addition of approximately 50 construction jobs would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed modular classrooms will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Calhoun Street and Avenue 51. Fire

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protection improvements such as maintaining minimum required fire truck access with existing 40 foot wide driveway and gate entrance (COA's 10.Fire.15 – Gate Entrance) shall be required.

Additionally, the project will not 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. As such, this project will not impede Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to new modular classroom expansion (COA 80.Planning.5 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

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

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 450 maximum students and faculty with approximately 50 temporary construction workers who would occupy the project site at any one time which is pre-existing site. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. Parks and Recreation

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

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

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing agriculture area with scattered dwellings. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Due to the 13.64 acre site which allows church and school uses with open recreational field areas, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Calhoun Street or Avenue 51, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed project to remodel existing classrooms and add modular classrooms will slightly increase vehicular traffic on the surrounding streets including Calhoun Street (60' right-of-way) and Avenue 51 (60' right-of-way) within an agriculture and residential area. However, the Transportation Department did not require a traffic study due to existing partial-street improvements built in conformance with the General Plan (COA 10.Trans.10- No Additional Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to existing 65 parking spaces, school bus loading zones, and existing bicycle racks. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 65 spaces. With approximate total building square footage of 48,180 square feet for both existing and proposed church/school building, and one parking space per class room and faculty, 65 spaces are required which the existing parking lot provides. Additionally, Conditions of Approval 90.Planning.1 and 90.Planning.2 requires 65 spaces to be maintained in accordance with Department of Building and Safety include two (2) accessible space. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Thermal #125 Street Lighting County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this 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) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

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

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Calhoun Street and Avenue 51 or other surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

a) The proposed project is served by the City of Coachella for domestic water (COA 80 E. Health. 1 Water Will Serve), and would result in the expansion of existing water line facilities as the result of the church and school modular expansion. Impacts would be less than significant.

b) Based on review by City of Coachella and correspondence, it is anticipated that the project will have sufficient water supplies available for the project. Therefore, the impact is 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
47. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by private septic systems for sanitation service (COA 80 E. Health.2 Septic Plans) and would result in the construction of new waste water treatment facilities or expansion of existing facilities such as additional septic tanks for the modular classrooms as the result of the church and school expansion. Less than significant impacts are anticipated.
- b) The proposed project is affected by adequate wastewater treatment capacity to serve the existing project site since new modular buildings proposed. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed project with existing children's church and private school with existing waste disposal and trash dumpsters. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 80.Planning.6- Co. Waste Resources due to minor expansion with the classroom modular which includes disposal by local waste hauler. Impacts are therefore 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.

49. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project contains existing utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the vacant pad portion for the modular classrooms. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including partially improved streets in place along Calhoun Street and Avenue 51 which roads are maintained by County Transportation Department with less than significant impacts.

e) Existing street lights are located along Calhoun Street and Avenue 51. Electricity is available at the project site and lines will have to be extended onto the site for the modular classroom addition. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

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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50. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in remodel of eight (8) existing classrooms (interior only) and new modular classrooms totaling approximately 18,480 square feet. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed Project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

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?

Source: Staff review, Project Application Materials

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively small lot coverage of approximately 8% of the existing children's church and private school property on 13.64 acre overall site for proposed interior classroom remodels and additional classroom modulars of 18,480 square feet on the eastern side of existing gymnasium. The site is surrounded by existing agriculture and scattered on-family residential development and would largely serve traffic and residents who would normally visit this area even without the additional modular classrooms.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are partially improved with existing project landscaping improving the aesthetics of the existing children's church and school. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 65 parking spaces, and would not be cumulatively considerable. Impacts are less than significant.

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

Source: Staff review, project application

Findings of Fact: 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: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- PP17669, EA38569

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

Location: County of Riverside Planning Department
77-588 El Duna Ct. Ste. H
Palm Desert, CA 92211

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an existing children's church (buildings and place of public assembly for worship primarily for children) and existing school (K-12) with accessory classrooms totaling approximately 14,000 square feet, a gymnasium totaling approximately 10,000 square feet, with other existing related facilities including three (3) maintenance and storage buildings totaling approximately 8,000 square feet, approximate 5,000 square foot outdoor pool area, 1,800 square foot caretakers dwelling, 1,523 square foot restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot containing approximately 65 spaces with existing retention basins, and this revised plot plan is to include the remodel of eight (8) existing single-story classrooms totaling approximately 4,791 square feet up to approximately 16 feet in height, and, install 10 new connected modular classrooms totaling approximately 18,480 square feet up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B). The new modular classrooms are located on the eastern side of existing gymnasium building with new hardscape and new retention basin.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

he 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

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10. GENERAL CONDITIONS

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

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

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

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 17669, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan, Preliminary Grading Plan, Floor Plans, Elevations, by Southwest Concepts, Inc. dated 6-23-2017.

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. 6 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 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

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10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

B&S SUBMITTAL REQUIREMENTS

RECOMMND

PERMIT ISSUANCE:

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

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

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

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

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

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

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10. GENERAL CONDITIONS

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

building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - MAXIMUM OCCUPANCY RECOMMND

The maximum occupancy shall not exceed 450 students and faculty at this facility.

FIRE DEPARTMENT

10.FIRE. 7 USE* - #23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on a single structure area of 9,240 square feet of type V-NR construction per the 2016 CBC and for building(s) having a fire sprinkler system.

10.FIRE. 15 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.

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10. GENERAL CONDITIONS

10.FIRE. 16 USE-#30A-WATER NOT FEASIBLE NOTAPPLY

Please be advised the proposed project may not be feasible since there are no existing water mains or if there are existing mains they will not meet the required fire flow.

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. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the outdoor recreational facilities approved under this plot plan, including any and all outdoor lighting of such facilities, shall be limited to 9:00 a.m. to 10:00 p.m.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION (cont.) RECOMMND

in order to reduce conflict with adjacent residential zones and/or land uses.

Employees of the facility may conduct customary and incidental administrative, maintenance, and security functions 24-hours per day 7 days a week.

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. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 10 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP17669 and PP17669S1 shall become null and void upon final approval of PP17669R1 by the County of Riverside.

10.PLANNING. 11 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 12 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. 13 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 the project.

10.PLANNING. 14 USE - GEO01070 UPDATE ACCEPTED RECOMMND

County Geologic Report GEO No. 1070, submitted for the project PP17669(R1), was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Jordan Outreach Ministries, 50-930 Calhoun Street, Thermal Area, Riverside County, California," dated February 15, 2017. In addition, Sladden has previously submitted the following documents: Geotechnical Investigation report prepared by Sladden Engineering dated April 2, 2002; Project No. 544-1471, Report No. 02-04-201.

Geotechnical Update prepared by Sladden Engineering dated July 27, 2011; Project No. 544-1471, Report No. 11-07-177. GEO01070 concluded:

1. Based upon our review of the referenced reports, it is our opinion that the recommended provided within the referenced reports remain applicable for the design and construction of future buildings or proposed renovations. GEO01070 recommended:

1. Remedial grading is recommended for any new buildings.
2. Prior to grading, the surface should be stripped of the existing vegetation, the associated root systems and any existing improvements.
3. The surface soil should be over-excavated to a depth of approximately 3 feet below existing grade or 3 feet below the bottom of the footings, whichever is deeper.
4. Over-excavation should be observed by a representative of

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - GEO01070 UPDATE ACCEPTED (cont.) RECOMMND

Sladden Engineering and compaction should be verified by testing.

GEO No. 1070 satisfies the requirement for a geologic/geotechnical update study for Planning/CEQA purposes. GEO No. 1070 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 15 USE - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

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

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10. GENERAL CONDITIONS

10.PLANNING. 15

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

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

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

"Other culturally appropriate treatment.

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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

10.PLANNING. 16 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 19 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. 21 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 22 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 23 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 24 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 25 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder 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 as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

10.PLANNING. 26 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - NO DAY CARE CENTER RECOMMND

No approval is given by this permit for a licensed day care, nursery school, child care and/or baby sitting facility or for a day care center or school for commercial compensation. No community care facility or a state licensed health facility is approved by this plot plan.

10.PLANNING. 28 USE - ANIMAL KEEPING RECOMMND

Any animal keeping on the property shall conform to the permitted uses of the applicable zone.

TRANS DEPARTMENT

10.TRANS. 1 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. 2 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or 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, 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. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Calhoun Street and 51st Avenue since adequate right-of-way exists.

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Calhoun Street and 51st Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2022, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY INEFFECT

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 INEFFECT

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

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

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

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

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

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 INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS INEFFECT

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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.

60.BS GRADE. 11 USE - APPROVED WQMP INEFFECT

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 INEFFECT

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 INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW INEFFECT

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.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED INEFFECT

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D INEFFECT

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED INEFFECT

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 USE-#75-WATER PLANS (cont.) INEFFECT

review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer 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".

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR INEFFECT

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

INEFFECT

operations monitoring.

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

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 2 USE - FEE STATUS INEFFECT

Prior to the issuance of grading permits for Plot Plan No. 17669, Revised Permit No. 1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN INEFFECT

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

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

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

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - WATER QUALITY MGMT PLAN INEFFECT

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

60.TRANS. 7 USE - DRAINAGE EASEMENT INEFFECT

The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Local Area Management Plan (LAMP) shall be required.

80.E HEALTH. 2 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

Contact John Riddell at (760) 863-7570.

80.E HEALTH. 3 USE - WATER WILL SERVE RECOMMND

Provide a will serve letter from the City of Coachella Water Authority for potable water service.

FIRE DEPARTMENT

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

The applicant or developer shall confirm that the extended private fire line system is completed, operational and is capable of delivering 1,250 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 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."

PLANNING DEPARTMENT

80.PLANNING. 1 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. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 4 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. 5 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 6 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department. The developer shall provide adequate areas for collecting and loading recyclable materials such as paper

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 7 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. 3 USE - TUMF RECOMMND

Prior to the issuance of a building 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. 673.

80.TRANS. 4 USE - DRAINAGE EASEMENT RECOMMND

The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.
- 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to 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. 6 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. 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. 8 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - EXIST PARKING PAVING

RECOMMND

A minimum of 65 parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department

90.PLANNING. 2 USE - EXIST ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be maintained as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 3 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 5 USE - EXIST BIKE RACKS RECOMMND

Bicycle racks with a minimum of six spaces shall be maintained in a convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shall be maintained in accordance with those plans.

90.PLANNING. 7 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. 17669R1 (new modular area) has been calculated to be .50 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.

90.PLANNING. 8 USE - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ORD 875 CVMSHCP FEE (2) (cont.) RECOMMND

shall comply with the provisions of Riverside County Ordinance No. 875, 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. 17669R1 (new modular area) is calculated to be .50 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 10 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 11 USE - EXIST TRASH ENCLOSURES RECOMMND

Existing trash enclosures as shown on the APPROVED EXHIBIT A shall be maintained at a minimum of six (6) feet in height and shall be maintained with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - EXIST TRASH ENCLOSURES (cont.) RECOMMND

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

90.PLANNING. 12 USE - RESERVOIR FENCING RECOMMND

All reservoirs and any swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self latching gates as required by state building code.

90.PLANNING. 13 USE - EXIST FENCE LOCATIONS RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - DRAINAGE EASEMENT RECOMMND

The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

May 25, 2017

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Plot Plan No. 17669, Renovation of 9 Existing Classrooms
and Addition of 10 Modular Classrooms

Regional stormwater flows within this area are conveyed by the Coachella Valley Stormwater Channel. However, this does not guarantee that the land area or the properties will be free from flooding or flood damage.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

All stormwater facilities within this development shall be privately owned and operated by the developer or successors in interest. These facilities shall be maintained to accommodate the 100-year flood event.

The Riverside County (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, Coachella Valley Water District (CVWD) does not need to review drainage design further.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.



Jay Olivas
Riverside County Planning Department
May 25, 2017
Page 2

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77-588 El Duna Street, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Jordan Outreach Ministries
P.O. Box 818
Thermal, CA 92274

RM: j/eng/ds/2017/may/DRL Plot Plan No. 17669.docx
File: 0163.1, 0421.1, 0721.1, 1150.011
Geo: 060701-1
PZ: 17-8011



CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

PHONE (760) 398-3502 • FAX (760) 398-8117 • WWW.COACHELLA.ORG

June 27, 2017

Jordan Ministries
C/O Joe Jordan
50930 Calhoun Street
Coachella, CA 92236

**SUBJECT: City of Coachella Domestic Water Service Availability for APN No. 767-150-010
50930 Calhoun Street Coachella, CA 92236**

Dear Jordan Ministries,

The City of Coachella Water Authority will provide domestic water services for property subject to the following conditions:

1. The applicant shall submit the improvement plans to the City of Coachella Utilities Department for review and approval.
2. The applicant shall pay the plan check fee and other applicable fees at the time of submittal of improvement plans.
3. The services will be provided subject to the necessary approvals by other governmental agencies, if applicable.

Please note this condition of approval will require the applicant to submit as-built plans to the City of Coachella Engineering Department.

Terms and conditions of this letter will be subject to review and revision if the construction for the project has not begun within 36 months of the issuance of this letter. If you have any questions, please contact the Utilities Department at (760) 501-8100.

Sincerely,

Scott Rogers

Utilities General Manager

Enclosure: (property ownership information)

cc: Jonathan Hoy, City Engineer

Luis Lopez, Development Services Director



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- **Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.**
- **Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?**

Project Description:

PLOT PLAN NO. 17669, REVISED PERMIT NO. 1 - EA43018 – Applicant: American Charter Development, LLC – Representative: Joe Jordan – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) - Location: North of Avenue 51, east of Calhoun Street, and west of Van Buren Street – 13.64 Acres - Zoning: Light Agriculture (A-1)

REQUEST: Revised Plot Plan at existing children's church complex with accessory classrooms, gymnasium, outdoor recreation area, and existing parking lot proposes to renovate nine (9) existing single-story classrooms totaling 4,702 square feet (interior only), and, install 10 new connected modular classrooms totaling approximately 18,480 square feet up to 17 feet in height (New Modular Classrooms A; New Modular Classroom B). The project also proposes new retention basin, hardscape, ramps and landscaping. APN: 767-150-010. Related Case: PP17699.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Cabazon Band of Mission Indians
Jacquelyn Barnum
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
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(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 10, 2017

Michael Mirelez, Cultural resource Coordinator
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP17669r1, EA43018)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

PP17699R1



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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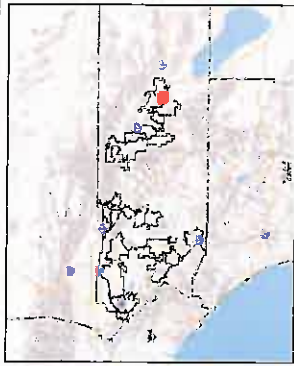
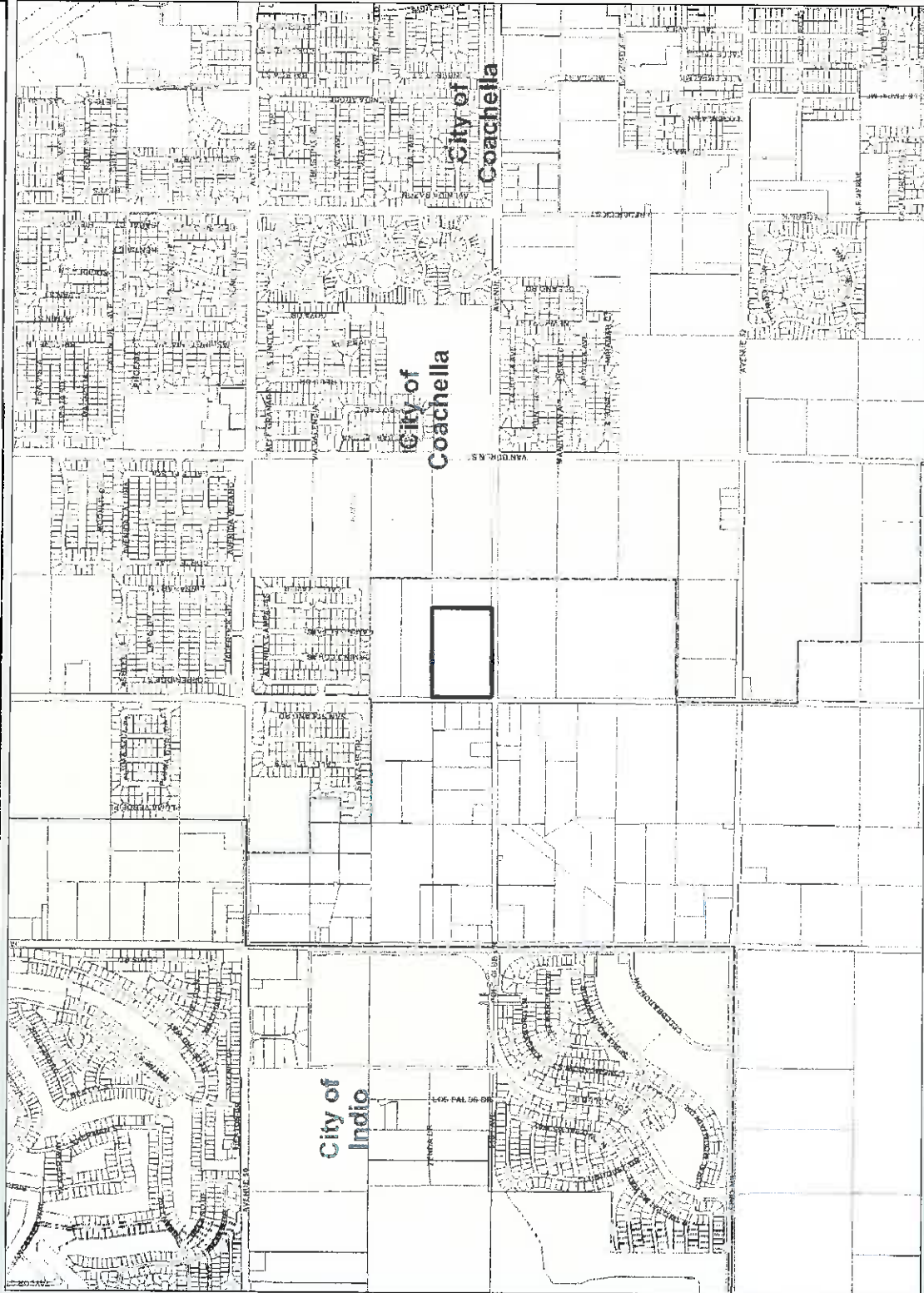
391 781 Feet



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PP17699R1



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
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Notes

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AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-013

July 14, 2017

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52 Conclusion- PP17669r1

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP17669r1, EA43018 project. After reviewing the project information provided and conducting a records search of ACBCI cultural registry it was determined that more information is needed. In order for the ACBCI THPO department to provide informed comments and recommendations we request the following:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

May 11, 2017

**CERTIFIED MAIL # 7015 0640 0003 3939 8994
RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP17669r1, EA43018)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PP17669r1 and EA43018. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the THPO is aware of prehistoric cultural resources and a culturally sensitive area located 1.5 miles from the Project area. Since this project is located around 1.5 miles from a culturally sensitive area and cultural resources the project may have the possibility of significant impacts to cultural resources that concern the Tribe.

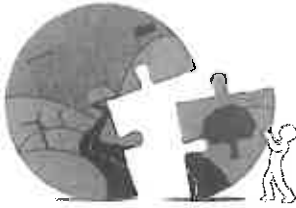
There is an increased possibility of encountering cultural resources during the construction processes that may take place because the project is located within the Chemehuevi Traditional Use Area and around 1.5 miles from a culturally sensitive area and known prehistoric cultural resources. The plan entails the interior renovation of nine existing classrooms and the installation of 10 new modular classrooms. The THPO requests any information of the extent of any ground disturbing activity and copies of all available cultural report. Further recommendations will be issued after review of all available cultural reports. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,



Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Jay Olivas, Riverside County Planning Department



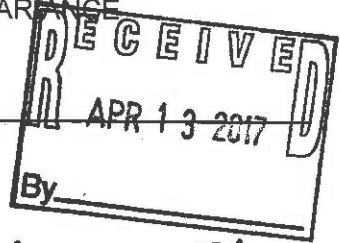
RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. PP 17669



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: ~~THE~~ AMERICAN CHARTER DEVELOPMENT & FINANCE

Contact Person: PACKER MORLEY E-Mail: PACKER@AMERCD.COM

Mailing Address: 775 WEST 1200 NORTH, SUITE 100
SPRINGVILLE, UTAH 84663
City State ZIP

Daytime Phone No: (801) 404-8210 Fax No: ()

Engineer/Representative Name: ESSI ENGINEERING

Contact Person: ART GARDNER E-Mail: _____

Mailing Address: 77570 SPRINGFIELD, SUITE C
PALM DESERT CA 92211
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: JORDAN OUTREACH MINISTRIES INTERNATIONAL

Contact Person: JOE JORDAN E-Mail: JJORDAN

Mailing Address: 50930 CALHOUN STREET
COACHELLA CA 92236
City State ZIP

Daytime Phone No: (760) 398-3352 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

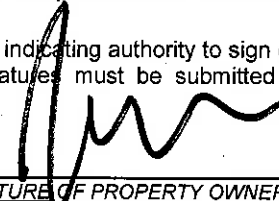
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

JOE JORDAN
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 767-150-010

Approximate Gross Acreage: 13.64 AC

General location (nearby or cross streets): North of AVENUE 51, South of AVENUE 50, East of GALHOUN ST., West of VAN BUREN ST.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

**RENOVATION OF EXISTING CLASSROOMS
AND ADDITION OF MODULAR CLASSROOM**

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	4,702	16'	1	CLASSROOMS "RENOVATIONS"	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9240	13'	1	MODULAR CLASSROOMS "NEW"
2				
3	9240		1	
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PT. 177669

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: JORDAN OUTREACH MINISTRIES

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

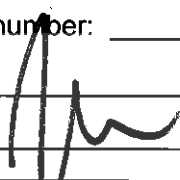
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date _____

Owner/Authorized Agent (2) _____ Date _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Jordan Outreach Ministries International, a California Corporation (“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 767-150-010 (“PROPERTY”); and,

WHEREAS, on April 13, 2017, PROPERTY OWNER filed an application for Plot Plan No. 17669 Revision 1 (“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:
Jordan Outreach Ministries International
Attn: Joe Jordan
PO Box 818
Thermal, CA 92274

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: _____
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: _____

PROPERTY OWNER:
Jordan Outreach Ministries International, a California Corporation

By: _____
Joseph F. Jordan
President

Dated: 7-28-17

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Riverside }

On Riverside before me, C. BUENO, _____ Notary
Public,

Date

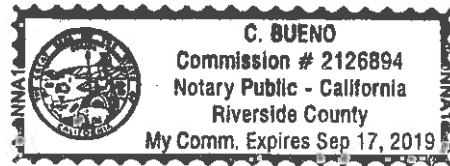
(here insert name and title of the officer)

personally appeared Joseph P. Jordan

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: _____ (Seal)

C. BUENO, Notary Public

OPTIONAL _____

Description of Attached Document

Title or Type of Document: Indemnification Agreement Number of Pages: 5

Document Date: April 13, 2017 Other: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 17669, REVISED PERMIT NO. 1 – Intent to Adopt a Negative Declaration – Applicant: American Charter Development, LLC – Representative: Joe Jordan – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of Avenue 51, easterly of Calhoun Street, and westerly of Van Buren Street – 13.64 Acres – Zoning: Light Agriculture (A-1) – **REQUEST:** Revised Plot Plan at existing children's church (buildings and place of public assembly for worship primarily for children) with accessory classrooms, gymnasium, outdoor recreational area, and existing parking lot to contain approximately 65 spaces, proposes to remodel eight (8) existing single-story classrooms totaling approximately 4,791 sq. ft. up to approximately 16 feet in height, and, install new connected modular classrooms totaling approximately 18,480 sq. ft. up to 13 feet in height (New Modular Classrooms A; New Modular Classrooms B) on eastern side of existing gymnasium building with new hardscape and new retention basin.
(Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **AUGUST 14, 2017**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 20, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP17669R1 For

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

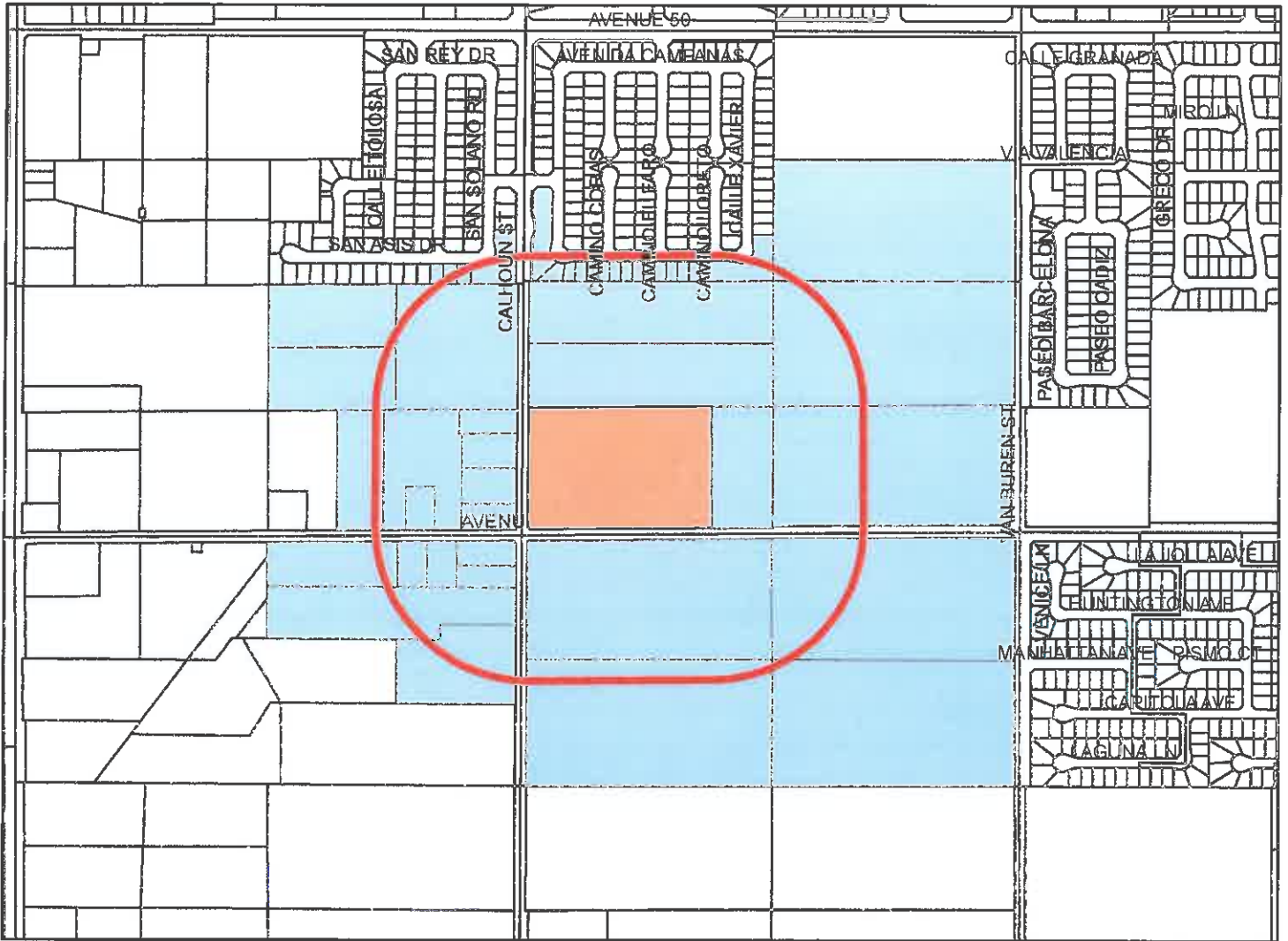
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP17669R1 (800 feet buffer)



Selected Parcels

767-160-020	767-150-005	767-180-005	767-160-022	767-731-008	767-731-009	767-731-010	767-731-011	767-731-012	767-731-013
767-731-014	767-731-015	767-731-016	767-731-017	767-731-018	767-731-019	767-731-020	767-731-021	767-731-022	767-731-023
767-731-024	767-130-021	767-180-004	767-130-013	767-150-009	767-180-002	767-150-011	767-623-021	767-623-027	767-160-007
767-623-022	767-130-012	767-130-011	767-150-010	767-160-023	767-150-002	767-160-034	767-130-023	767-160-009	767-160-021
767-130-003	767-130-004	767-623-023	767-140-006	767-150-003	767-130-015	767-130-005	767-180-001	767-130-022	



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: 767130004, APN: 767130004
MOON VALLEY NURSERY
19820 N 7TH ST
PHOENIX AZ 85024

ASMT: 767130023, APN: 767130023
LEAH RODRIGUEZ
54450 AVENIDA VELASCO
LA QUINTA CA 92253

ASMT: 767130005, APN: 767130005
MIGUEL RODRIGUEZ, ETAL
PO BOX 1425
COACHELLA CA 92236

ASMT: 767150002, APN: 767150002
ANA ALVARADO, ETAL
P O BOX 2913
INDIO CA 92202

ASMT: 767130011, APN: 767130011
JORGE BARAJAS, ETAL
83470 AVENUE 51
COACHELLA, CA. 92236

ASMT: 767150003, APN: 767150003
NOGOSIAN FAMILY FARMS INC
P O BOX 276
COACHELLA CA 92236

ASMT: 767130013, APN: 767130013
JESSICA BABASA, ETAL
79398 MONTEGO CT UNIT 20
BERMUDA DUNES CA 92203

ASMT: 767150005, APN: 767150005
KAREN ACKER, ETAL
49265 GILA RIVER ST
INDIO CA 92201

ASMT: 767130015, APN: 767130015
PET RESCUE CENTER INC
83496 AVENUE 51
COACHELLA, CA. 92236

ASMT: 767150009, APN: 767150009
RHODES MOUNGER, ETAL
3410 BEVERLY GLEN BLVD
SHERMAN OAKS CA 91423

ASMT: 767130021, APN: 767130021
CLARA SALADO
83270 AVENUE 51
COACHELLA CA 92236

ASMT: 767150010, APN: 767150010
JORDON OUTREACH MINISTRIES INTERNATIONAL
P O BOX 818
THERMAL CA 92276

ASMT: 767130022, APN: 767130022
ROSE ZAMARRIPA, ETAL
78611 SAGEBRUSH DR
LA QUINTA CA 92253

ASMT: 767150011, APN: 767150011
DESERT EMPIRE HOMES
68990 HARRISON ST
THERMAL CA 92274

ASMT: 767160007, APN: 767160007
ROSA QUINONEZ, ETAL
48522 CAMINO REAL
COACHELLA CA 92236

ASMT: 767180001, APN: 767180001
CHARLOTTE ANDERSON, ETAL
6363 CHRISTIE AVE NO 1916
EMERYVILLE CA 94608

ASMT: 767160009, APN: 767160009
R VERRET, ETAL
51096 CALHOUN ST
COACHELLA CA 92236

ASMT: 767180002, APN: 767180002
DEL REY FARMS
C/O DFI
4120 DOUGLAS BL STE 306
GRANITE BAY CA 95746

ASMT: 767160020, APN: 767160020
ARMANDO AGUILERA
P O BOX 636
THOUSAND PLMS CA 92276

ASMT: 767180004, APN: 767180004
COACHELLA VALLEY UNIFIED SCHOOL DIST
C/O SUPERINTENDENT
P O BOX 847
THERMAL CA 92274

ASMT: 767160021, APN: 767160021
HERALDO MAGANA, ETAL
91107 FUSHIA CT
MECCA CA 92254

ASMT: 767180005, APN: 767180005
BRUCE KANDARIAN
P O BOX 147
COACHELLA CA 92236

ASMT: 767160022, APN: 767160022
ESMERALDA TAPIA, ETAL
83497 51ST AVE UNIT F
COACHELLA, CA. 92236

ASMT: 767623021, APN: 767623021
EDWARD AVILA
42615 TANGO CT
INDIO CA 92203

ASMT: 767160023, APN: 767160023
JOSE BOTELLO
51089 CALHOUN ST
COACHELLA CA 92236

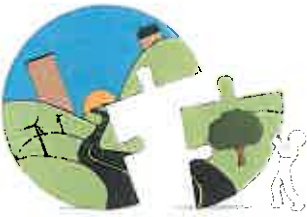
ASMT: 767623022, APN: 767623022
LORENA FIGUEROA, ETAL
49974 AVENIDA DEL PARQUE
COACHELLA CA 92236

ASMT: 767160034, APN: 767160034
LEONA WOOD, ETAL
71656 CHOLLA WAY
PALM DESERT CA 92260

ASMT: 767623023, APN: 767623023
NAHUM CRUZ
83471 SAN ASIS DR
COACHELLA, CA. 92236

ASMT: 767623027, APN: 767623027
GENTRY CAPITAL PARTNERS INC
31441 SANTA MARGARITA PKY
RCH SANTA MARGARITA CA 92688

ASMT: 767731024, APN: 767731024
CITY OF COACHELLA
C/O DAVID GARCIA
1515 6TH ST
COACHELLA CA 92236



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 17669R1

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: July 24, 2017

Applicant/Project Sponsor: American Charter Development, LLC Date Submitted: 4/13/2017

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 06/29/17

Y:\Planning Case Files-Riverside office\PP17669R1\DH Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43018 ZCFG6388

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1701996

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: AMERICAN CHARTER DEVELOPMENT \$2,216.25
paid by: AE 263289
CFG FOR EA43018
paid towards: CFG06388 CALIF FISH & GAME - NEG DECL
at parcel: 50930 CALHOUN ST INDO
appl type: CFG1

By _____ Jun 29, 2017 10:24
JAGUILER posting date Jun 29, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1701100

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: AMERICAN CHARTER DEVELOPMENT \$50.00
paid by: CK 2434
paid towards: CFG06388 CALIF FISH & GAME - NEG DECL
CFG FOR EA43018
at parcel #: 50930 CALHOUN ST INDO
appl type: CFG1

By _____ Apr 13, 2017 15:52
JCMITCHE posting date Apr 13, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org