



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 27, 2017

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street, Riverside, CA 92501

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto: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. 25776 – Intent to Adopt a Mitigated Negative Declaration** – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

**4.0** PUBLIC COMMENTS:

Agenda Item No.:  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First  
Project Planner: Dionne Harris  
Director Hearing: November 27, 2017

3.1

ENVIRONMENTAL ASSESSMENT NO. 42777  
PLOT PLAN NO. 25776  
Applicant: J7 Architecture, Inc  
Engineer/Representative: Terry Jacobson



Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PLOT PLAN NO. 25776** proposes the phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

The project site is located on the northwest corner of Trilogy Parkway and Temescal Canyon Road within the Temescal Canyon Area Plan, in a Specific Plan (SP) No. 221, the Mountain Springs Specific Plan.

### **BACKGROUND:**

Olive Branch Community Church has been in operation in Corona for approximately 17 years. The church is looking to expand their facilities to grow with the future demands of the surrounding community, in a new location. Olive Branch Community Church was previously approved under Plot Plan No. 16486 on September 11, 2000, located on the corner of El Cerrito Road and Temescal Canyon Parkway. The church will be relocating to the new location off the corner of Temescal Canyon Parkway and Trilogy Parkway. The ultimate build-out of the church will be completed in three phases. The final phase will include, a worship center seating 1,250 people, a Multi-Purpose fellowship hall with seating for 800 people, a Pre-school with an anticipated enrollment of 96 children, and an Elementary School with an anticipated enrollment of 216 children. There will be two access point to the facility, one off Temescal Canyon Parkway and the other off Trilogy Parkway.

The proposed Project is expected to be completed in three phases: Year 2018, 2021, and 2026.

Project Phase I includes the development of a 43,972-square-foot church, composed of a 14,500-square-foot multi-purpose worship center and 29,472 square feet of Sunday school classroom/church office space, as well as relocation of the existing 140-student private school and 80-student preschool from their current site in Corona. The proposed Project Phase I is anticipated to be completed by Year 2018.

Project Phase II includes the expansion of the private school to 216 students and the preschool to 96 students. The proposed Project Phase II is anticipated to be completed by Year 2021.

Project Phase III includes expanding the church by 29,628 square feet, which includes a new worship center building, conversion of the 14,500-square-foot worship center to a multipurpose fellowship hall, and additional multi-purpose rooms. The proposed Project Phase III is anticipated to be completed by Year 2026.

Worship services will be held at various times on the weekends with proposed services at 9:00 AM, 10:45 AM, and the latest service beginning at 6:00 PM. Church offices will be open Monday through Friday and various ministry groups will be meeting on the property in the evenings from 7:00 PM, until 9:30 PM. The Elementary School will serve children from Kindergarten to Eighth Grade. Both the preschool and elementary school will be open during the week from 7:00 AM to 3:00 PM, with after school programs ending at 6:00 PM.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD: CR) as reflected in the Land Use Plan for Specific Plan No. 221.  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) to the north, south, and east and Open Space: Conservation (OS: C) to the west as reflected in the Land Use Plan for Specific Plan No. 221. |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan No. 221 (SP Zone), Planning Area No. 18.  |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (SP Zone) to the west.  |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant to the north, south and east. Open Space and golf course to the west.  |
| 7. Project Data:                               | Total Acreage: 14.53  |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42777**, 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. 25776**, 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 Community Development: Commercial Retail (CD: CR) (0.25-0.35 FAR) as reflected in the Land Use Plan for Specific Plan No. 221. The Commercial Retail land use designation allows for local and regional serving retail and service uses. The church use provides multiple services to the community. The project site is also located within the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) to the north, south, and east and Open Space: Conservation (OS: C) to the west as reflected in the Land Use Plan for Specific Plan No. 221.
3. The Zoning for the project site is Specific Plan No. 221 (Mountain Springs) Zone. The proposed project, as designed and conditioned, complies with the development standards set forth in the Specific Plan No. 221 (Mountain Springs), Planning Area No. 18 zoning classification, as demonstrated below.
4. The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (Mountain Springs), Planning Area No. 17 to the west.
5. The proposed use, a church, is a permitted use, subject to the approval of a Plot Plan in the Specific Plan No. 221 (Mountain Springs) Planning Area No. 18 zoning classification. Planning Area No. 18 of Specific Plan No. 221 is equivalent to Article IXB, Section 9.50 of Ordinance No. 348, which defers to the Zoning Classification of Scenic Highway Commercial (C-P-S). Within the Scenic Highway Commercial (C-P-S) Zoning Classification of the Ordinance No. 348, Section 9.50 Subsection A.102, "Churches, temples and other places of religious worship." Therefore, proposed use of a church is permitted subject to the approval of a Plot plan.
6. The proposed use, Olive Branch Community Church, is consistent with the development standards set forth in Planning Area No. 18 of Specific Plan No. 221, Amendment No. 2, which are the same as those identified in article IXb, Section 9.53 of Ordinance No. 348, the Scenic Highway Commercial (C-P-S) Zoning Classification, pursuant to the following:
  - a. The project site is comprised of 14.53 acres. There is no minimum lot area requirement. This project meets the development standard requirements.
  - b. Based on the C-P-S Zoning Classification, structures may be located on the property line, if they do not exceed 35 feet in height. The church is 58 feet in height and is consistent with the setback requirements of section 9.53, B, Any portion of which exceeds the 35 feet in height must be set back from the front, rear and side lots lines not less than two feet for each property line by which the height exceeds 35 feet. The church building is setback over 400 feet from the front property line, 168 feet from the side property line and 118 from the rear property line. Therefore, the project meets the development standard.
  - c. The maximum structure height allowed within the C-P-S zoning classification is 50 feet. All of the proposed buildings are 35 feet except for the church building, which is proposed to be 58 feet high (a 50-foot roofline with an additional eight-foot decorative cross architectural element). Pursuant to Ordinance No. 348 section 9.53.C. no building or structure may exceed 50 feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348, and in no event may the height exceed 75 feet. Pursuant to Section 18.34, when any zone classification provides that

an application for a greater height limit may be made pursuant to Section 18.34, "The specific height limit requested shall be included in all notices regarding the permit, and if granted, the permit shall specifically state the allowed height limit." Because the project description, Conditions of Approval 10.EVERY.1 and all noticing for the proposed project note the proposed 58-foot height (for a 50-foot roofline with an additional eight-foot decorative cross architectural element), the proposed project complies with Sections 9.53.C. and 18.34, and the greater height is being considered as part of the proposed project under Plot Plan No. 25776. The Project meets the development standards.

- d. Pursuant to Section 18.12 of Riverside County Ordinance No. 348, the parking standards utilized for the proposed facility fell within the parking standards for churches, chapels and other places of worship: which requires one (1) parking space per every 35 square feet of net assembly area used simultaneously for assembly purposes. The net assembly area is 12,500 square feet which would require 357 parking spaces. In total, the church structure will have four hundred and seventeen (417) parking spaces, fourteen (14) of which will be designated as handicapped spaces. The parking standards for a day care centers, including nurseries and pre-schools requires one (1) space for every 500 square feet. The proposed preschool will provide seventeen (17) parking spaces. The parking standards utilized for elementary and intermediate institutions requires one (1) parking for every three (3) seats. The proposed elementary school is providing fifteen (15) parking spaces. Overall, the proposed parking will be utilized to serve the church, education facilities and Multi-Purpose Fellowship Hall. The education facilities and Multi-Purpose Fellowship Hall will operate during different days and times than the church facility. The proposed develop will provide six hundred and five parking spaces, will be sufficient to serve the proposed use.
  - e. All applicable mechanical equipment will be adequately screened from public view, meeting the development standard (90.Planning.2.).
7. The church has been in continuous operation for 17 years, at a different location than the proposed project. The Olive Branch Community Church was previously approved under Plot Plan No. 16486 on September 11, 2000.
  8. Worship services will be held at various times on the weekends with the latest service beginning at 6:00 PM. Church offices will be open Monday through Friday and various ministry groups will be meeting on the property in the evenings until 9:30PM. The Elementary School will serve children from Kindergarten to Eighth Grade. Both, the preschool and elementary school will be open every day from 7:00 AM to 3:00 PM and with after school programs ending at 6:00 PM.
  9. The project is located within the City Sphere of Influence of the City of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city, if applicable. During the initial review period, the project was sent to the City of Corona for review and comments. No response has been received during the writing of this staff report from the City of Corona, and because the MOU requirements pertain primarily to a Change of Zone, which the proposed project does not have, the MOU that is inapplicable.
  10. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 14, 2015. Consultations were requested by the Soboba Band of Luisiño Indians and Pechanga Band of Mission Indians. The Rincon Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indians the Gabrieleño Band of Mission Indians Kizh Nation, the Cahuilla Band of Indians Tribes. Consultation with Soboba was held on March 15, 2016 and February 16, 2017.

Consultation was conducted with Pechanga on March 10, 2017. At this meeting the Tribe asked for a copy of the cultural report and this was supplied on February 16, 2017. On January 4, 2017 the conditions of approval and the Geology Report were sent to Pechanga. On March 8, 2017 consultation was formally concluded with both tribes.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources (10 Planning. 2).

11. The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The WRCMSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan which focuses on conservation of species and their associate habitats in Western Riverside County, which includes the unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line. When a project site is located within a Criteria Area/Criteria Cell, additional review would be required. Criteria Areas/ Cells are land that has been identified as an area where conservation potentially needs to occur. The Project site is not located within a Criteria Area/Cell of the WRCMSHCP; therefore, the project is considered consistent with the MSHCP and no further evaluation is needed.
12. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP
13. The project site is partially located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development within SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarouth stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, fire hydrant placement, interior sprinkler system, fuel modification, driveway access, address numbering, and emergency water standards. Fire protection services can easily access the site, from Temescal Canyon Parkway and Trilogy Parkway.

The church is located within CAL FIRE state responsibility area. It is also located in the moderate fire severity zone for the majority of the parcel and very high fire hazard severity zone at the southern part of the parcel in the State Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created on this land shall comply with the special construction requirements of the California Building Code (COA 50.FIRE 1.)

- b. This church has been designed is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each building of 100 feet from each side, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - c. Fire protection and suppression services will be available for the church through the Riverside County Fire Department.
  - d. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets this requirement by providing primary access on Temescal Canyon Parkway and secondary access on Trilogy Parkway to the property.
14. In accordance with Section 18.30 C. 2, of Ordinance No. 348, No plot plan shall be approved unless it complies with the following standards: The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
- a. As shown on Exhibit A and Plot Plan No. 25776, the Plot Plan is consistent with the development standards provided in the SP No. 221 zone classification which defers to the C-P-S zone classification because it complies with no the minimum lot size requirement. The buildings are setback approximately 86'-9" to 118'-4" feet whereby meeting the height requirements and the setback requirements. The parking and trash enclosures are adequately screened. The Parking complies with section 18.12 of Ordinance No. 348.
  - b. With the Project's design, conditions of approval and compliance with applicable County ordinances, State laws and regulations the overall development of the land is designed for the protection of the public health, safety and general welfare.
  - c. With the Project's design and conditions of approval related to landscape screening, setbacks from the street, rural design and location, the Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

- d. Based on findings in the staff report, the Project conforms to the future logical development of the area. The proposed Project is compatible with surrounding land uses, as the surrounding land uses consist of the vacant land to the north, east, and south. A golf course and open space to the west.
- e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

14. Environmental Assessment No. 42777 identified the following potentially significant impacts:

- A. Biological Resources
- B. Transportation/Traffic
- C. Flood/Hydrology

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation as reflected in the Land Use Plan for SP No. 221, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the development standards and uses permitted with an entitlement in Planning Area No. 18 of Specific Plan No. 221, which defers to the C-P-S zoning classification of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Airport Influence Area;
  - b. A County Fault Zone;
  - c. County Service Area; and,



- d. 100 year flood plain or dam inundation area.
3. The project site is located within:
- a. The City of Corona Sphere of Influence;
  - b. A Moderate and High Fire Area
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. The boundaries of the Corona-Norco Unified School District;
  - e. An area susceptible to subsidence; and
  - f. An area with moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 290-190-077.

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Date Prepared: 03/22/16

Date Revised: 03/22/16

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25776

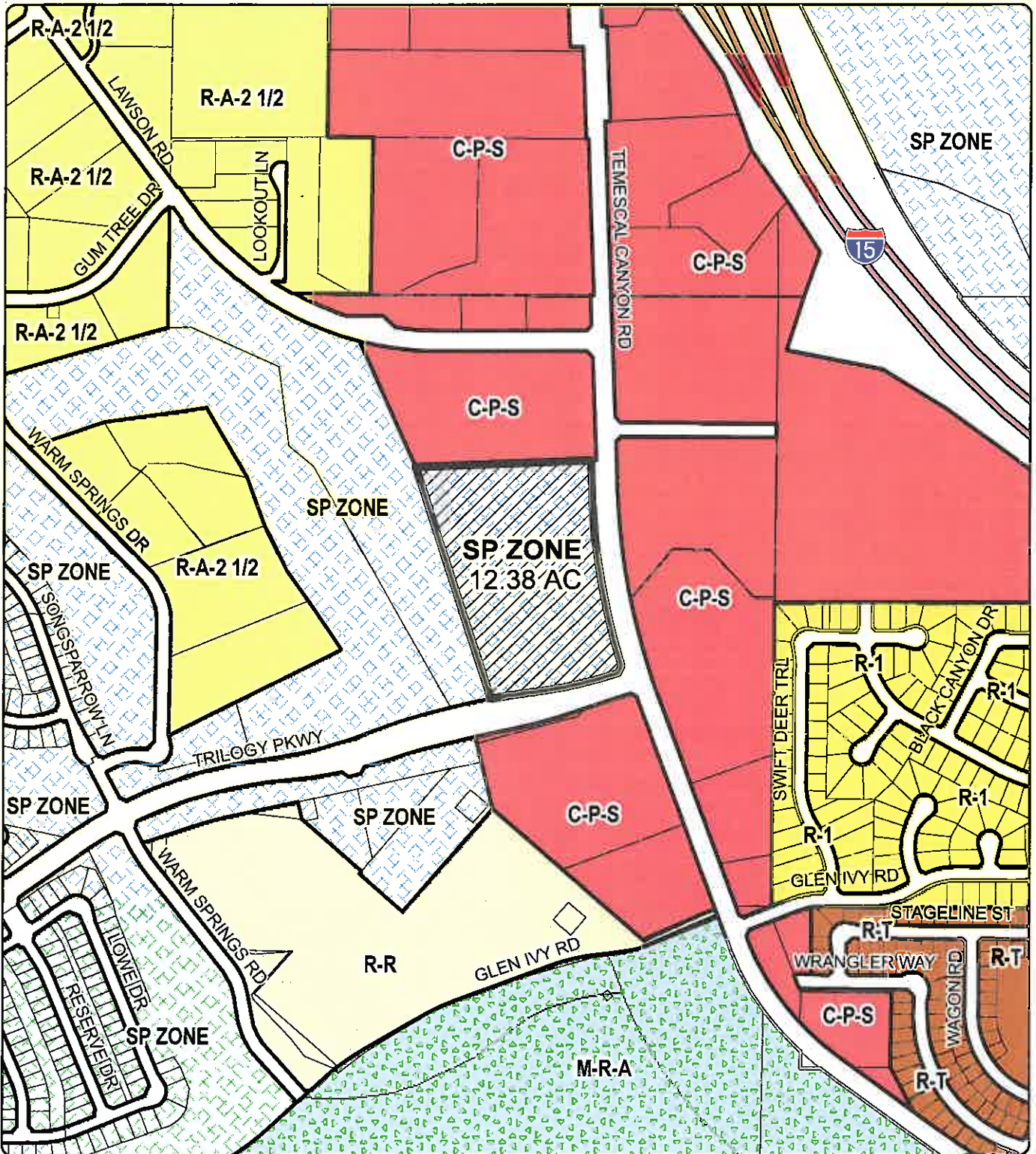
EXISTING ZONING

Supervisor: Jeffries

District 1

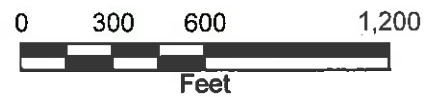
Date Drawn: 03/07/2016

Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)363-8277 (Eastern County) or Website <http://planning.ctimg.ca>

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25776**

Date Drawn: 03/07/2016  
Vicinity Map

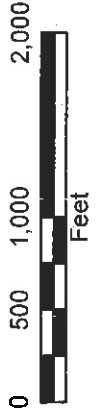
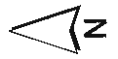
Supervisor: Jeffries  
District 1

**VICINITY/POLICY AREAS**



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan map contains different types of land use than is provided on this map. The map is for informational purposes only and does not constitute a Planning Department action in Riverside at (951) 955-2000 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) as Website: <http://planning.cofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25776

LAND USE

Supervisor: Jeffries

District 1

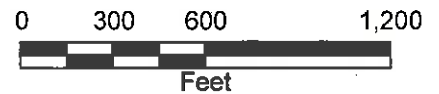
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Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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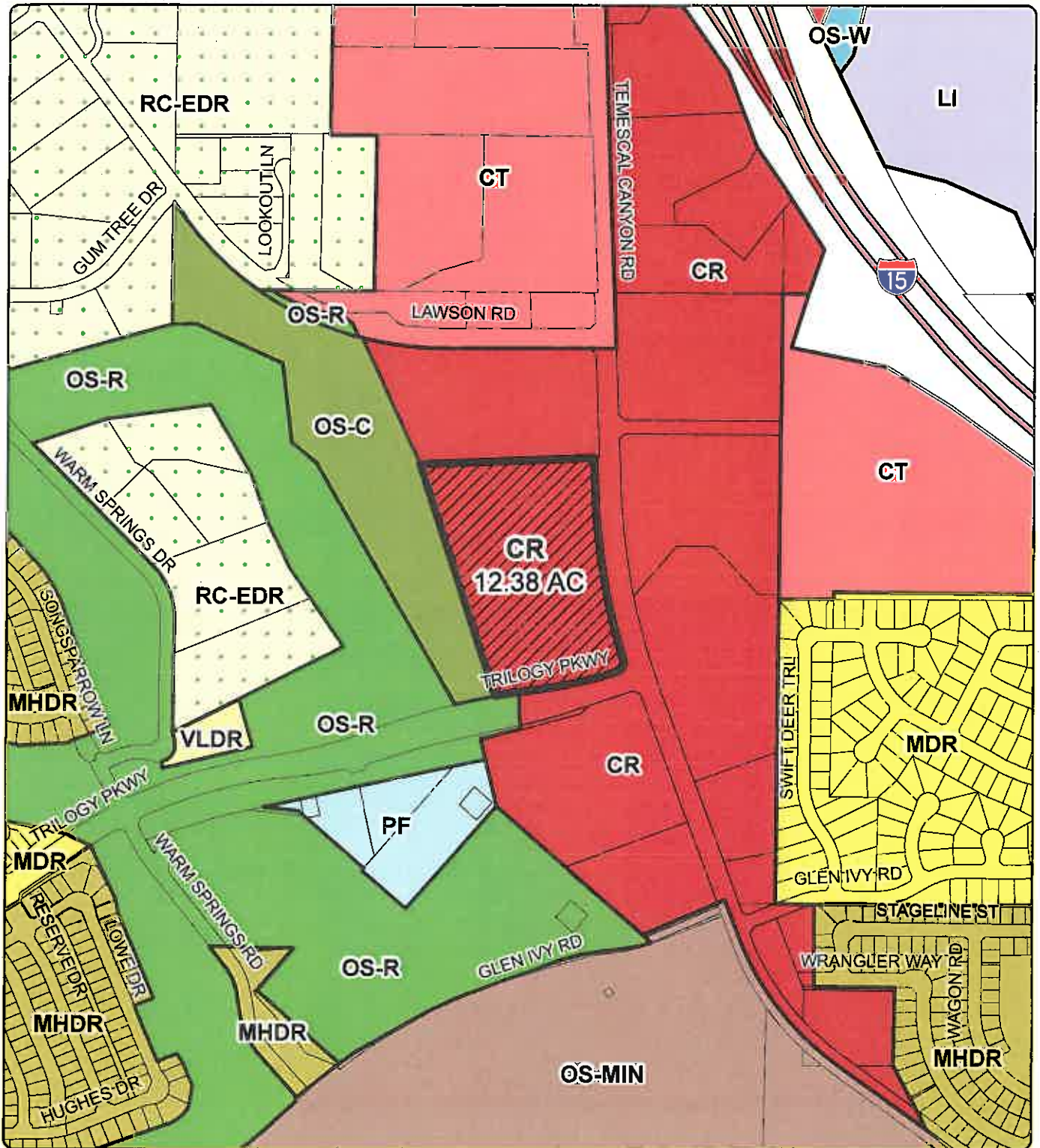
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25776

EXISTING GENERAL PLAN

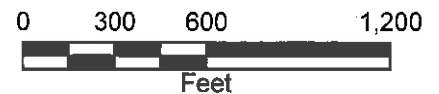
Supervisor: Jeffries  
District 1

Date Drawn: 03/07/2016  
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

**COMMENT LEGEND**

1	PROPOSED
2	EXISTING
3	REMOVED
4	AS SHOWN
5	OPTIONAL
6	NOT TO SCALE
7	SEE SHEET
8	SEE SPECIFICATIONS
9	SEE NOTES
10	SEE SCHEDULE
11	SEE DRAWING
12	SEE PLAN
13	SEE SECTION
14	SEE ELEVATION
15	SEE DETAIL
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92	SEE PLAN SHEET
93	SEE SECTION SHEET
94	SEE ELEVATION SHEET
95	SEE DETAIL SHEET
96	SEE REFERENCE SHEET
97	SEE ADJACENT SHEET
98	SEE OPPOSITE SHEET
99	SEE OTHER SHEET
100	SEE PLAN SHEET

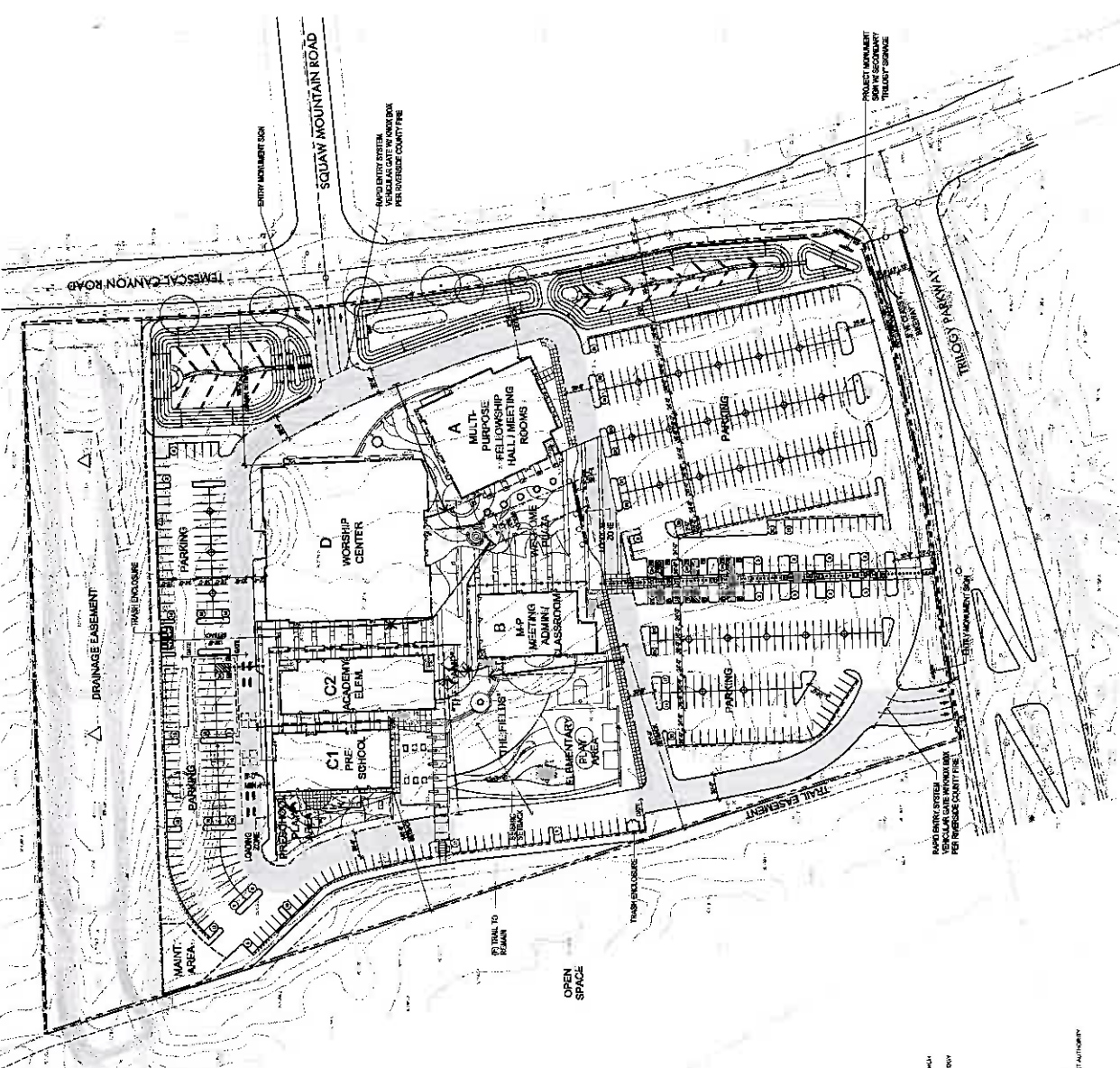
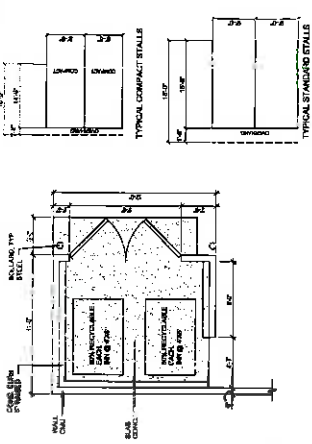
**TABULATION**

SITE AREA	12.98 ACRES
NET EXCL. DRAINAGE EASEMENT	
BUILDING AREA	
FIRST FLOOR	
BLDG D WORSHIP CENTER	31,500
BLDG B YOUTH CLASSROOMS	14,500
BLDG C1 ELEMENTARY CLASSROOMS	10,200
BLDG C2 ELEMENTARY CLASSROOMS	8,450
SUBTOTAL	75,050 S.F.
SECOND FLOOR	
BLDG A CLASSROOMS / MEETING RMS	3,000
BLDG C3 ELEMENTARY CLASSROOMS	5,400
BLDG C4 ELEMENTARY CLASSROOMS	2,800
BLDG C5 ELEMENTARY CLASSROOMS	2,800
SUBTOTAL	28,000 S.F.
TOTAL BUILDING AREA	103,050 S.F.
F.A.R.	.180
PARKING REQUIRED WEEKEND ASSEMBLY 13 SEATS 1250 SEATS #	417 STALLS
PARKING REQUIRED MONDAY OFFICE 1200 NET S.F. 5275 S.F. #	28
PRESCHOOL 1600 S.F. 8 460 S.F. #	17
ELEMENTARY SCHOOL CLASSROOMS =	34
TOTAL	55 STALLS
PARKING PROVIDED STADIUM (BX 14) 14 STALLS	14
STADIUM (BX 14) 14 STALLS	14
TOTAL	14 STALLS
TOTAL	695 STALLS

FOR USE WITH CONCRETE OR OTHER TRAFFIC SURFACE  
 CONCERNS: MINIMUM 1/2" SPACING, CONCRETE CLASS 4000  
 MINIMUM 4" THICKNESS, REINFORCING BARS AT 18" ON CENTER  
 MINIMUM 1/2" SPACING, CONCRETE CLASS 4000  
 MINIMUM 4" THICKNESS, REINFORCING BARS AT 18" ON CENTER  
 MINIMUM 1/2" SPACING, CONCRETE CLASS 4000  
 MINIMUM 4" THICKNESS, REINFORCING BARS AT 18" ON CENTER

BUILDING NAME OR NO.	CONST. TYPE	F.B.	F.E.	F.E.S.	OCCUP.	S.F.
BLDG A MULTI-PURPOSE	III B	YES	2	A3	2	17,500
BLDG B YOUTH/MEET/ADMIN	III B	YES	2	A3/B	2	18,000
BLDG C1 PRESCHOOL	III B	YES	2	E	2	16,250
BLDG C2 ELEM. CR.	III B	YES	2	E	2	18,000
BLDG C3 ELEM. CR.	III B	YES	2	E	2	18,000
BLDG C4 ELEM. CR.	III B	YES	2	E	2	18,000
BLDG C5 ELEM. CR.	III B	YES	2	E	2	18,000
MAINTENANCE BLDG.	IV B	NO	1	U	1	3,500
TOTAL						105,100

**TRASH ENCLOSURE PARKING STRIP**



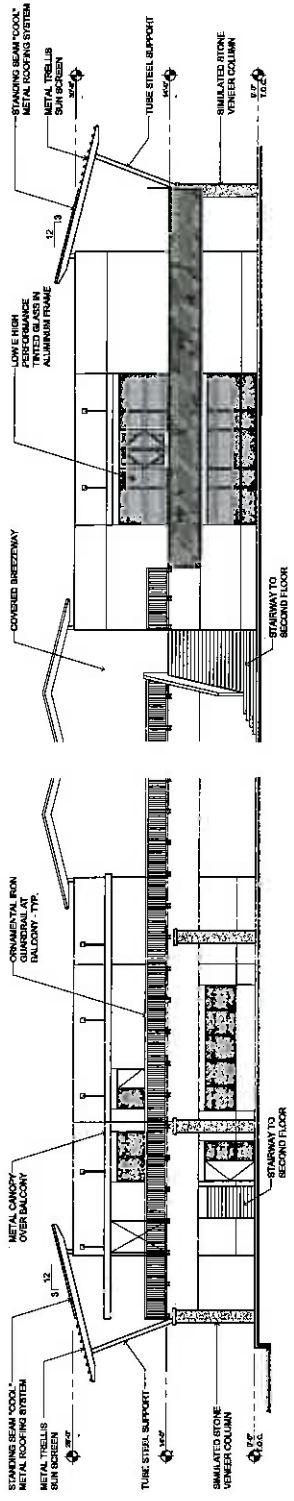
**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

**J7 Architecture**  
 Creating space, inspiring people.  
 10000 El Cerrito Parkway, Suite 200  
 El Cerrito, CA 94530  
 925-557-5007 FAX 925-557-5331

**MASTER SITE PLAN  
 ULTIMATE**

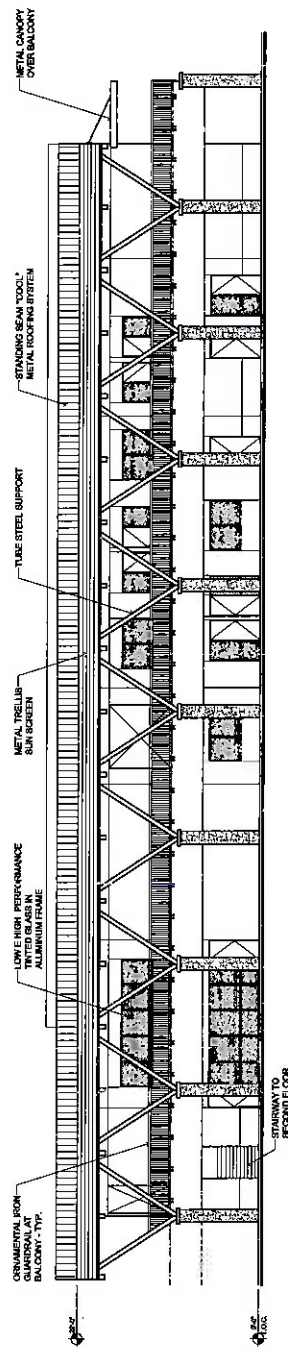
PROJECT NO.: 14-02  
 DATE: 2-16-16  
 SCALE: 1"=50'  
 SHEET NO.: 1

CASE: PPS278  
 DATE: 2/16/16  
 PLANNER: D. HARRIS

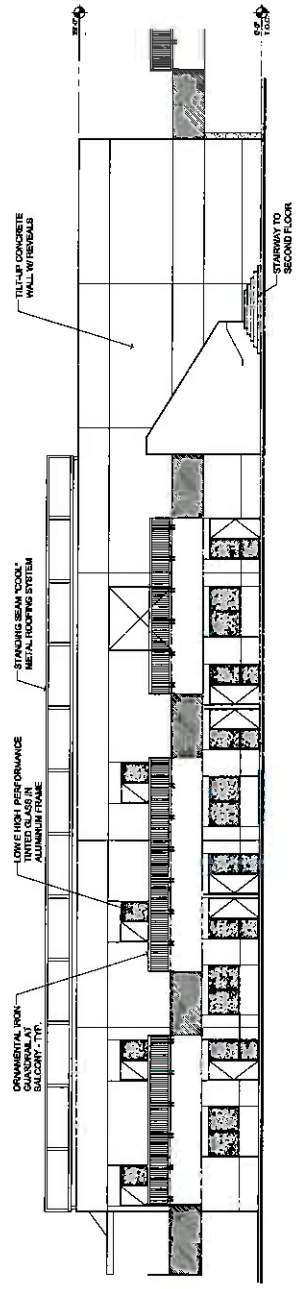


**NORTH ELEVATION**

**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

CABE: PPS0779 AND 2  
 EXHIBIT: B (1-7)  
 PROJECT: EL CERRITO  
 PLANNER: J. Spang

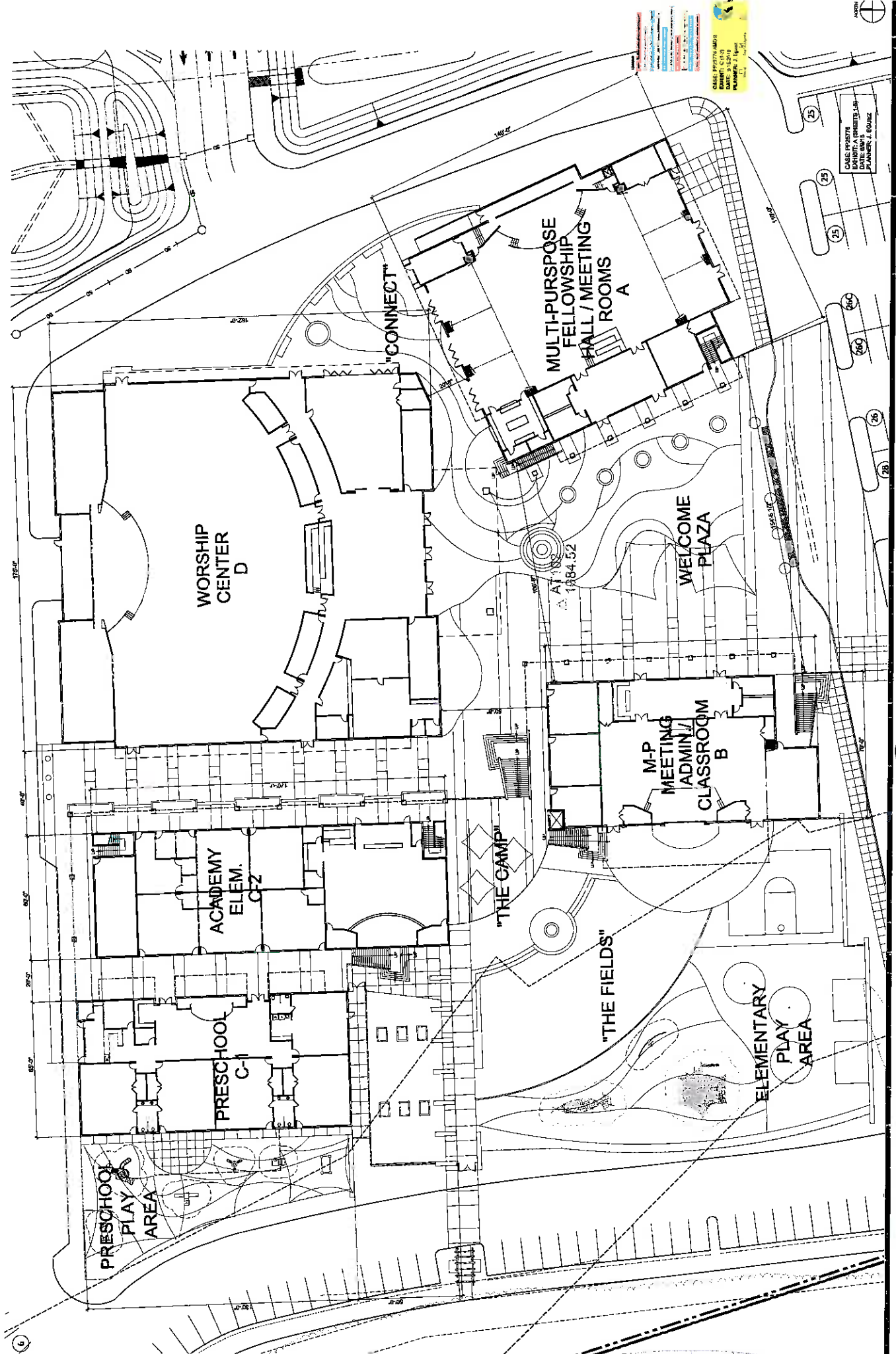
WWW.J7ARCHITECTURE.COM  
 PROJECT AND EXHIBIT  
 EXHIBIT B.C. FLOOR PLANS  
 01/23/2018 10:00:00 AM

PROJECT NO.:	14-02
DATE:	02-26-18
SCALE:	1/8"=1'-0"
SHEET NO.:	11

**BUILDING C-2  
ACADEMY BUILDING  
ELEVATIONS**


**J7 Architecture**  
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 2048 17th Avenue, Suite 100  
 San Francisco, CA 94116  
 415.775.4547 FAX 415.775.5311

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



DATE: 11/15/14  
 DRAWN BY: J. EDGAR  
 CHECKED BY: J. EDGAR  
 PROJECT NO.: 14-02

PROJECT NO.: 14-02  
 DATE: 2-26-15  
 SCALE: 1/16"=1'-0"  
 SHEET NO.: 1

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/15/14
2	REVISION	11/15/14
3	REVISION	11/15/14

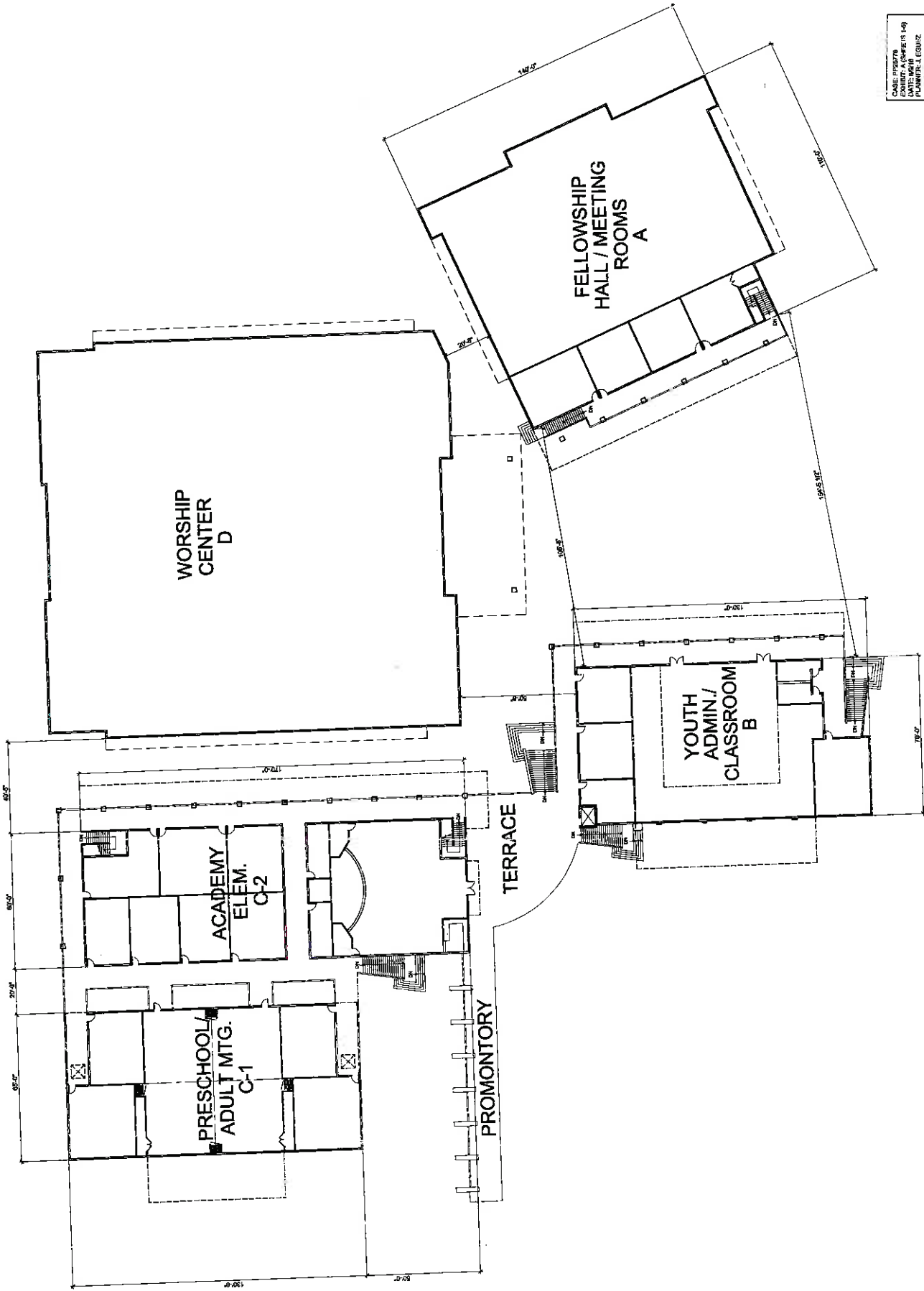
# CONCEPTUAL FIRST FLOOR PLANS

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 20003 Irvine Avenue, Suite 302  
 San Juan Capistrano, CA 92675  
 949.450.5007 FAX 949.755.0381



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881





DATE: 11/16/10  
 DRAWN BY: J7 ARCHITECTURE  
 CHECKED BY: J7 ARCHITECTURE  
 PROJECT NO.: 14-02

PROJECT NO.: 14-02  
 DATE: 2-26-11  
 SCALE: 1/16"=1'-0"  
 SHEET NO.: 7

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/16/10
2	PRELIMINARY	11/16/10
3	PRELIMINARY	11/16/10
4	PRELIMINARY	11/16/10
5	PRELIMINARY	11/16/10
6	PRELIMINARY	11/16/10
7	PRELIMINARY	11/16/10

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 20031 Foothill Avenue, Suite 102  
 Newport Beach, CA 92660  
 949.766.4507 FAX 949.759.8931

**CONCEPTUAL SECOND FLOOR PLANS**

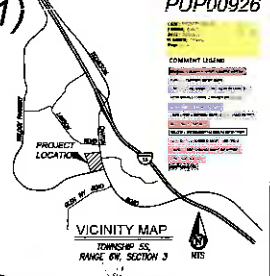


**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

# OLIVE BRANCH COMMUNITY CHURCH-(PHASE 1)

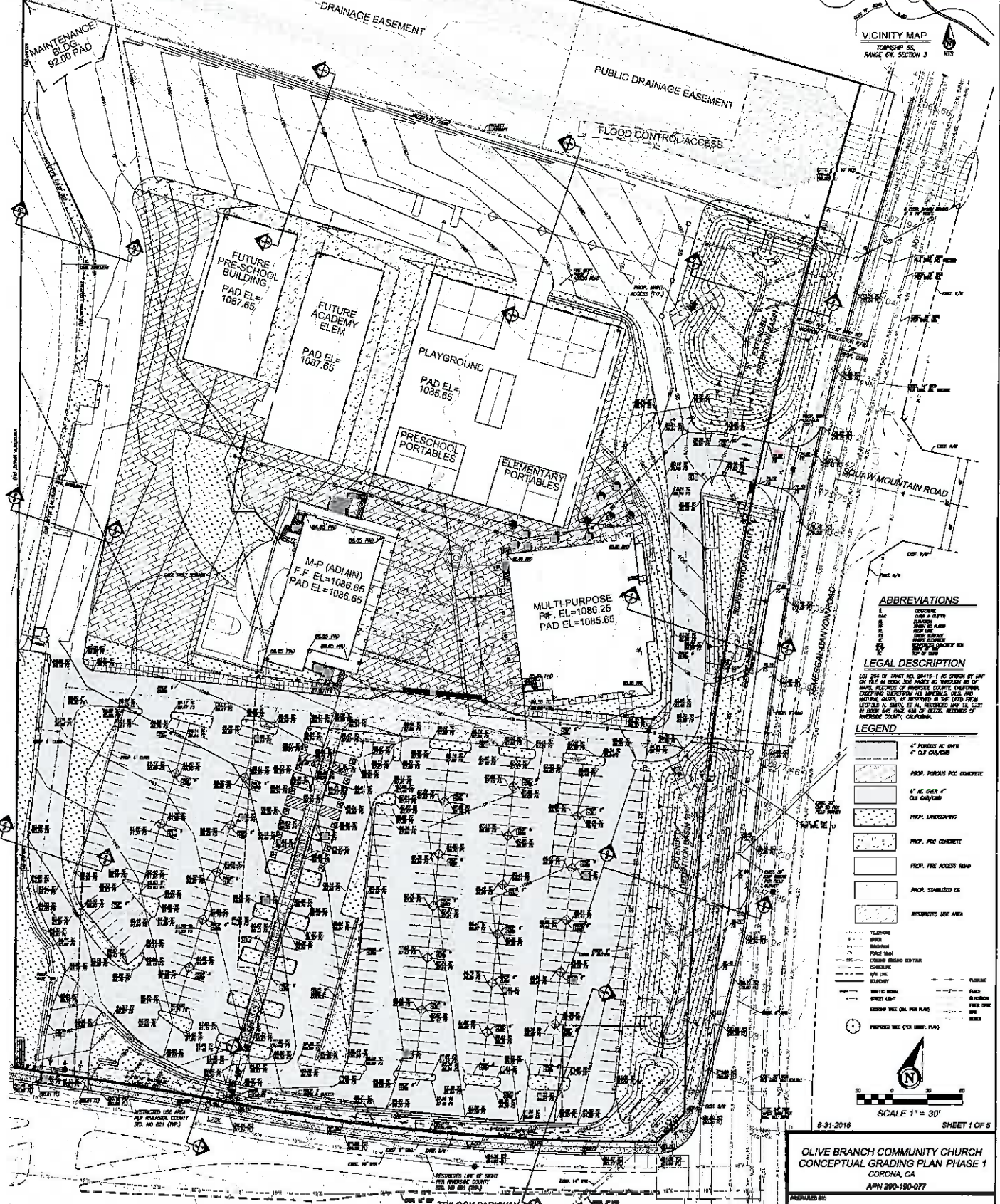
CONCEPTUAL GRADING PLAN  
CORONA, CA

PUP00926



COMMENT LEGEND

[Symbol]	PROJECT LOCATION
[Symbol]	PROJECT BOUNDARY
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING SURFACE GRADE
[Symbol]	EXISTING FINISHED GRADE
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING SAND
[Symbol]	EXISTING CLAY
[Symbol]	EXISTING SILT
[Symbol]	EXISTING ROCK
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING WATER
[Symbol]	EXISTING SWAMP
[Symbol]	EXISTING WETLAND
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	EXISTING HISTORIC DISTRICT
[Symbol]	EXISTING MONUMENT
[Symbol]	EXISTING BOUNDARY
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING SURFACE GRADE
[Symbol]	EXISTING FINISHED GRADE
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING SAND
[Symbol]	EXISTING CLAY
[Symbol]	EXISTING SILT
[Symbol]	EXISTING ROCK
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING WATER
[Symbol]	EXISTING SWAMP
[Symbol]	EXISTING WETLAND
[Symbol]	EXISTING FLOODPLAIN
[Symbol]	EXISTING HISTORIC DISTRICT
[Symbol]	EXISTING MONUMENT



### ABBREVIATIONS

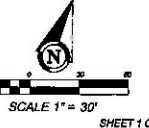
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	SAND
[Symbol]	CLAY
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[Symbol]	ROCK
[Symbol]	VEGETATION
[Symbol]	WATER
[Symbol]	SWAMP
[Symbol]	WETLAND
[Symbol]	FLOODPLAIN
[Symbol]	HISTORIC DISTRICT
[Symbol]	MONUMENT
[Symbol]	BOUNDARY
[Symbol]	EASEMENT
[Symbol]	PROPERTY LINE
[Symbol]	SURFACE GRADE
[Symbol]	FINISHED GRADE
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	SAND
[Symbol]	CLAY
[Symbol]	SILT
[Symbol]	ROCK
[Symbol]	VEGETATION
[Symbol]	WATER
[Symbol]	SWAMP
[Symbol]	WETLAND
[Symbol]	FLOODPLAIN
[Symbol]	HISTORIC DISTRICT
[Symbol]	MONUMENT

### LEGAL DESCRIPTION

LOT 204 OF TRACT NO. 28415-1 AS SHOWN BY MAP ON FILE IN BOOK 378 PAGES 60 THROUGH 61 OF MAPS RECORDED IN INDIAN WELLS COUNTY, CALIFORNIA, EXCEPT WHEREIN ALL MINORALS OILS AND MINERAL RIGHTS ARE RESERVED AS SHOWN FROM LOT 204 IN BOOK 378 PAGES 60 AND 61 THAT IN BOOK 345 PAGE 248 OF MAPS RECORDED IN INDIAN WELLS COUNTY, CALIFORNIA.

### LEGEND

[Symbol]	4" PORTLAND CEMENT CONCRETE
[Symbol]	4" C. OVER 4" CEMENT CONCRETE
[Symbol]	PROP. PORTLAND CEMENT CONCRETE
[Symbol]	PROP. ASPHALT
[Symbol]	PROP. GRAVEL
[Symbol]	PROP. SAND
[Symbol]	PROP. CLAY
[Symbol]	PROP. SILT
[Symbol]	PROP. ROCK
[Symbol]	PROP. VEGETATION
[Symbol]	PROP. WATER
[Symbol]	PROP. SWAMP
[Symbol]	PROP. WETLAND
[Symbol]	PROP. FLOODPLAIN
[Symbol]	PROP. HISTORIC DISTRICT
[Symbol]	PROP. MONUMENT
[Symbol]	PROP. BOUNDARY
[Symbol]	PROP. EASEMENT
[Symbol]	PROP. PROPERTY LINE
[Symbol]	PROP. SURFACE GRADE
[Symbol]	PROP. FINISHED GRADE
[Symbol]	PROP. CONCRETE
[Symbol]	PROP. ASPHALT
[Symbol]	PROP. GRAVEL
[Symbol]	PROP. SAND
[Symbol]	PROP. CLAY
[Symbol]	PROP. SILT
[Symbol]	PROP. ROCK
[Symbol]	PROP. VEGETATION
[Symbol]	PROP. WATER
[Symbol]	PROP. SWAMP
[Symbol]	PROP. WETLAND
[Symbol]	PROP. FLOODPLAIN
[Symbol]	PROP. HISTORIC DISTRICT
[Symbol]	PROP. MONUMENT



8.31.2016 SHEET 1 OF 5

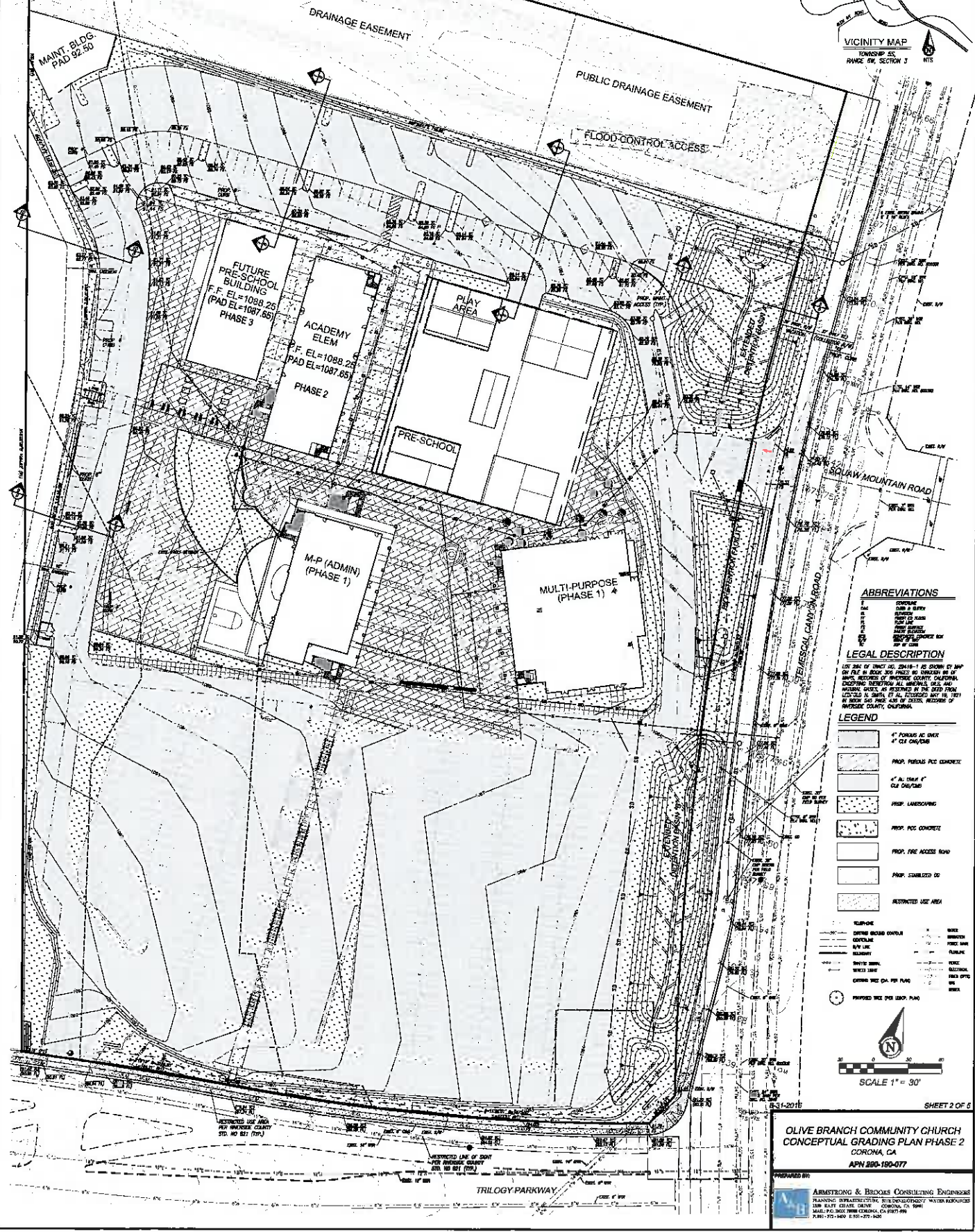
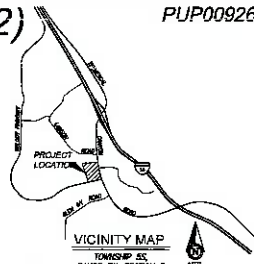
**OLIVE BRANCH COMMUNITY CHURCH  
CONCEPTUAL GRADING PLAN PHASE 1  
CORONA, CA  
APN 290-190-077**

PREPARED BY:  
**ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
PLANNING INFRASTRUCTURE SITE DEVELOPMENT WATER RESOURCES  
3000 BLAKE STREET SUITE 1000 CORONA, CA 92626  
MAIL: P.O. BOX 7888 CORONA, CA 92707  
TEL: 951-533-4400 FAX: 951-533-4422

# OLIVE BRANCH COMMUNITY CHURCH-(PHASE 2)

PUP00926

CONCEPTUAL GRADING PLAN  
CORONA, CA



### ABBREVIATIONS

- CONCRETE
- PAVED ASPHALT
- GRAVEL
- TOP SOIL
- LANDSCAPING
- PROPOSED ASPHALT DRIVE
- PROPOSED DRIVE

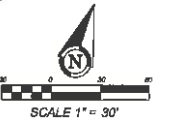
### LEGAL DESCRIPTION

LOT 262 OF TRACT NO. 28418-1 AS SHOWN BY MAP ON FILE IN BOOK 378 PAGES 89 THROUGH 91 OF PUBLIC RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. EXCEPT WHEREIN ALL INTERESTS ARE RESERVED, SAID AS PRESENTED IN THE DEED FROM LOT 262 OF TRACT NO. 28418-1, RECORDS MAY BE VIEWED AT BOOK 368 PAGE 438 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

### LEGEND

- 4" FORDS AC OVER
- 2" CLD CHD/TAD
- PROP. PAVED PCC CONCRETE
- 4" AL. OVER 4" CLD CHD/TAD
- PROP. LANDSCAPING
- PROP. PCC CONCRETE
- PROP. FIRE ACCESS ROAD
- PROP. STABILIZED DG
- RESTRICTED USE AREA

- TOPSOIL
- OPENING IN ROAD
- CONCRETE
- 4" AL. OVER 4" ASP. CONC.
- WHITE ASP. CONC.
- PROP. FIRE ACCESS ROAD
- PROP. STABILIZED DG
- RESTRICTED USE AREA



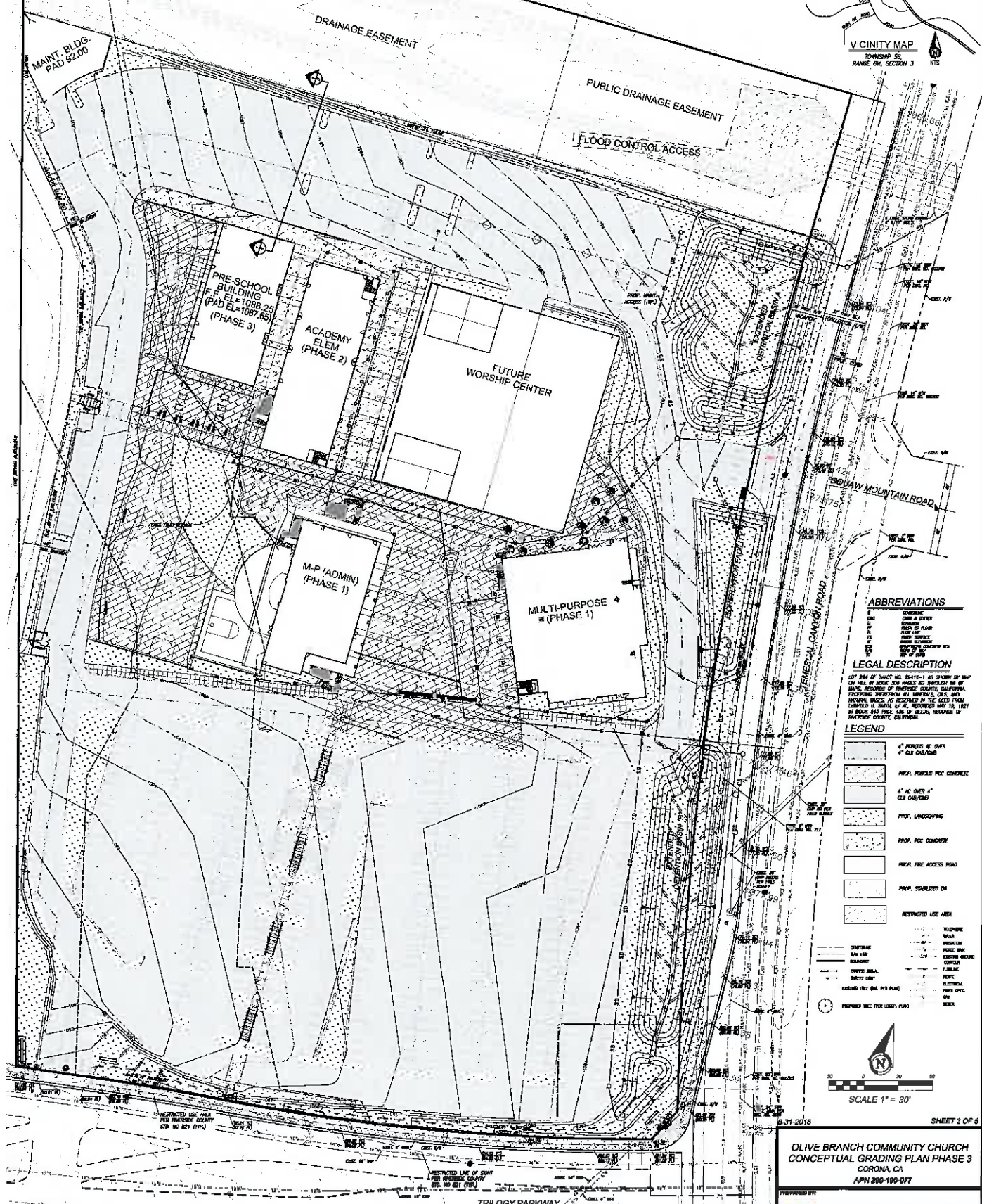
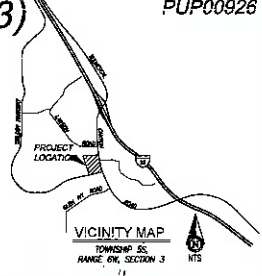
OLIVE BRANCH COMMUNITY CHURCH  
CONCEPTUAL GRADING PLAN PHASE 2  
CORONA, CA  
APN 280-190-077

PREPARED BY:  
ARMSTRONG & BRIDGES CONSULTING ENGINEERS  
PLANNING, CIVIL/STRUCTURAL, SITE DEVELOPMENT, WATER RESOURCES  
1308 W. BLAKE ST. SUITE 200  
MESA, P.O. BOX 2088 CORONA, CA 92701-9900  
TEL: 951-273-4400 FAX: 951-273-1400

# OLIVE BRANCH COMMUNITY CHURCH-(PHASE 3)

CONCEPTUAL GRADING PLAN  
CORONA, CA

PUP00926



#### ABBREVIATIONS

CONCRETE
CONCRETE ON A GRADE
FOUNDATION
FLOOR OF FLOOR
GRADE
LANDSCAPING
PROPOSED
EXISTING

#### LEGAL DESCRIPTION

LOT 204 OF TRACT NO. 23419-1 AS SHOWN BY MAP ON FILE IN BOOK 288 PAGE 88 THROUGH 98 OF PUBLIC RECORDS OF SANDHILLS COUNTY, CALIFORNIA. EXCEPTING THEREON ALL MINORAL OIL AND GAS RIGHTS RESERVED BY THE STATE FROM LINDA H. SMITH ET AL. RECORDS MAY 19, 1987 IN BOOK 248 PAGE 48 OF PUBLIC RECORDS OF SANDHILLS COUNTY, CALIFORNIA.

#### LEGEND

[Symbol]	4" FINISH AS OVER
[Symbol]	4" OLD CONCRETE
[Symbol]	PROP. POROUS PCC CONCRETE
[Symbol]	4" AC OVER 4" OLD CONCRETE
[Symbol]	PROP. LANDSCAPING
[Symbol]	PROP. PCC CONCRETE
[Symbol]	PROP. FIRE ACCESS ROAD
[Symbol]	PROP. STABILIZED DG
[Symbol]	RESTRICTED USE AREA
[Symbol]	SEWER
[Symbol]	WATER
[Symbol]	PROPOSED
[Symbol]	EXISTING
[Symbol]	EXISTING METERS
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	PORCE
[Symbol]	EXISTING
[Symbol]	PROP. 4" ASP. OVER 4" CONCRETE
[Symbol]	PROP. 4" ASP. OVER 4" GRADE
[Symbol]	PROP. 4" ASP. OVER 4" FILL



SCALE 1" = 30'

9-31-2016

SHEET 3 OF 8

**OLIVE BRANCH COMMUNITY CHURCH  
CONCEPTUAL GRADING PLAN PHASE 3  
CORONA, CA  
APN 280-190-077**

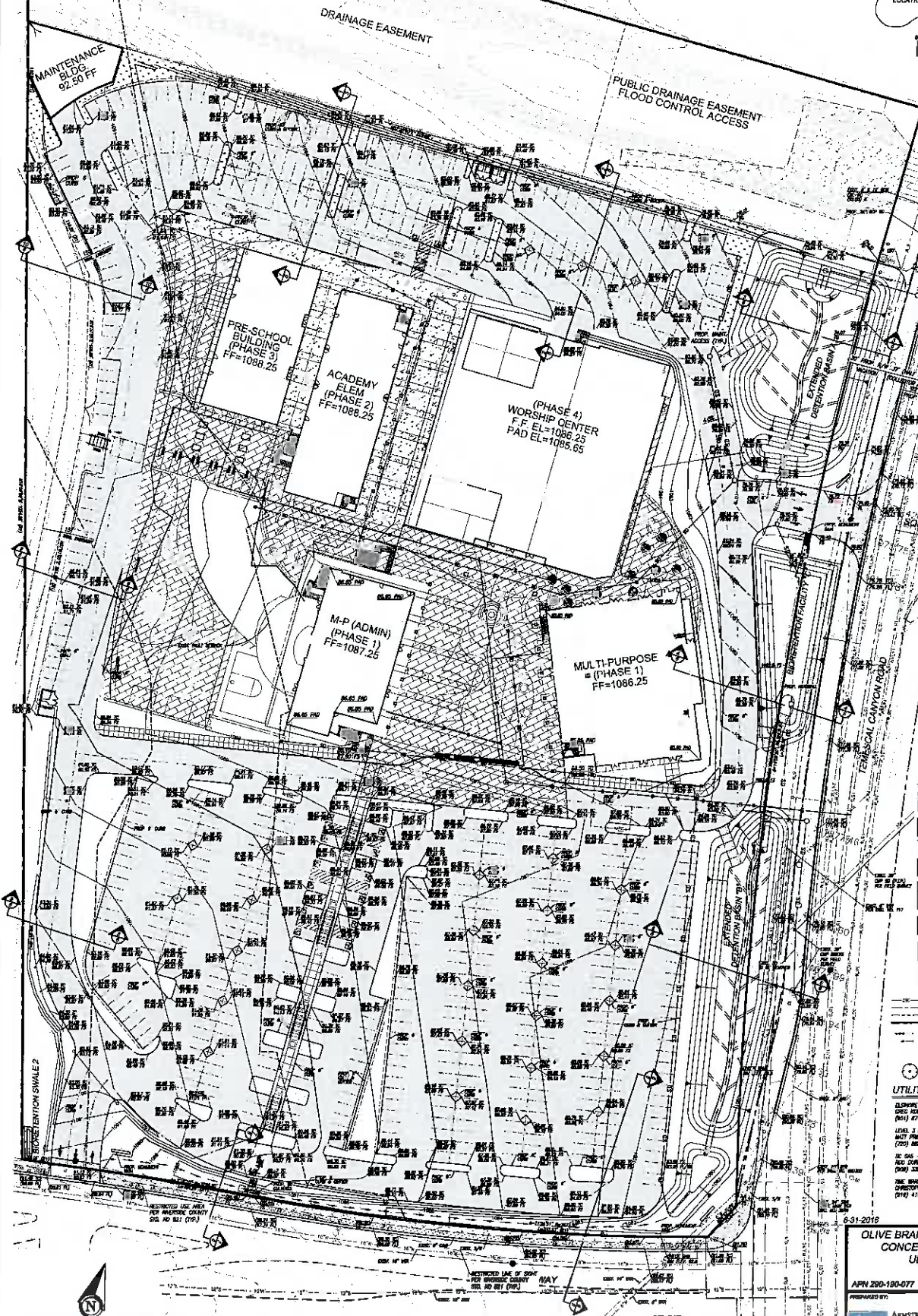
PREPARED BY:



**ARMSTRONG & BROOKES CONSULTING ENGINEERS**  
PLANNING, INFRASTRUCTURE, SITE DEVELOPMENT, WATER RESOURCES  
300 EAST GLENN STREET, CORONA, CA 92626  
MAIL ROOM: 300 EAST GLENN STREET  
TEL: 951-273-3000 FAX: 951-273-3001

# OLIVE BRANCH COMMUNITY CHURCH (ULTIMATE LAYOUT)/PHASE 4 CONCEPTUAL GRADING PLAN CORONA, CA

PUP00926



**ABBREVIATIONS**

- CONCRET
- ASPHALT
- PAVED
- ▨ ASPHALT GRASS
- ▧ GRASS
- ▩ PAVED ASPHALT
- PAVED ASPHALT BY
- ▬ ASPHALT GRASS BY
- ▮ ASPHALT GRASS BY
- ▯ ASPHALT GRASS BY

**LEGAL DESCRIPTION**

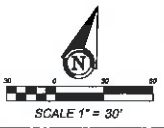
LOT 245 OF TRACT NO. 32018-1 AS SHOWN BY MAP IN FILE IN BOOK 376 PAGE 25 DATED BY DEPT. OF PUBLIC WORKS, COUNTY OF SAN DIEGO, CALIFORNIA. INTERESTS THEREIN, ALL INTERESTS, OILS AND MINERAL RIGHTS AS RESERVED IN THE CERT FROM TROTTEN & BARN, ET AL, BEING MAP TO TEST IN BOOK 348 PAGE 416 OF PUBLIC RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

**LEGEND**

- 4" PORTLAND AC OVER 4" C&G CONCRETE
- ▨ PROP. FORMED PCC CONCRETE
- 4" AC OVER 4" C&G CONCRETE
- ▨ PROP. LANDSCAPING
- ▩ PROP. PCC CONCRETE
- ▬ PROP. FIRE ACCESS ROAD
- PROP. STABILIZED DG
- ▯ RESTRICTED USE AREA
- EROSION GRADING CONTOUR
- CONTOUR
- 1/4" W. LINE
- DRIVE DRIVE
- STREET LIGHT
- CONC. CONC. (24 IN. PER PLAN)
- PROP. TREE (PER UNDER PLAN)
- TELEPHONE
- POWER
- WATER
- FIRE MAIN
- FURNACE
- GROUND
- FLOOD
- TREE WIDE
- TREE

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**REG. ENGINEER AND CITY ENGINEER**  
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**LEVEL 1 (COMMERCIAL/IND.) LEVEL 1 (WATER DISTRICT)**  
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**(760) 592-2829 (951) 577-1414**  
**3C GAS - CORONA GROWN**  
**REC. DEPT. (951) 338-5283**  
**(951) 587-4220**  
**TRUCK & EQUIPMENT CORONA**  
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**SMITH**  
**REC. HALLER (951) 587-4220**  
**(951) 587-4220**  
**TRUCK & EQUIPMENT CORONA**  
**CHRISTOPHER KING (916) 411-5800**  
**951 796-6888 (916) 796-6888**



**OLIVE BRANCH COMMUNITY CHURCH**  
**CONCEPTUAL GRADING PLAN**  
**ULTIMATE LAYOUT**  
**PHASE 4**  
**CORONA, CA**

APR 200-190-077  
 PREPARED BY: **ARMSTRONG & BROOKS CONSULTING ENGINEERS**  
 PLANNING / DESIGN / TRAFFIC / SITE DEVELOPMENT / WASTE SERVICES  
 100 EAST CHASE DRIVE, CORONA, CA 92626  
 MAILING BOX 2000, CORONA, CA 92709  
 951-237-0600 / 951-237-8000



PARKING

'WORSHIP CENTER  
BUILDING 'D''

'CONNECT' COURTYARD  
EAST ELEVATION

MULTI-PURPOSE BUILDING 'A'

PARKING



PARKING

M-P MEETING / ADMINISTRATION  
BUILDING 'B'

'THE CAMP'  
WEST ELEVATION

PRESCHOOL / CLASSROOM  
BUILDING 'C1'

PARKING

CASE PROJECT:  
EXHIBIT SUBJECTS (A-M)  
DATE: 03/17/15  
PLANNER: M. CORDEIRO

REV.	DESCRIPTION	DATE

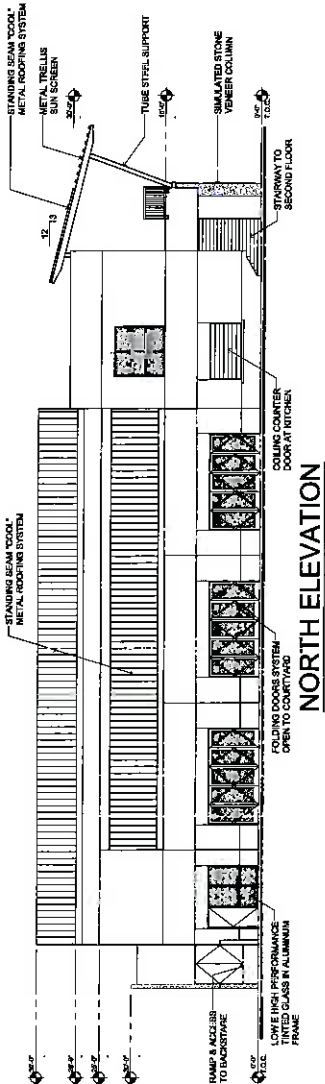
PROJECT NO.: 14-02  
DATE: 03-17-15  
SCALE: N.T.S.  
SHEET NO.: 14

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2034 Irvine Avenue, Suite 102  
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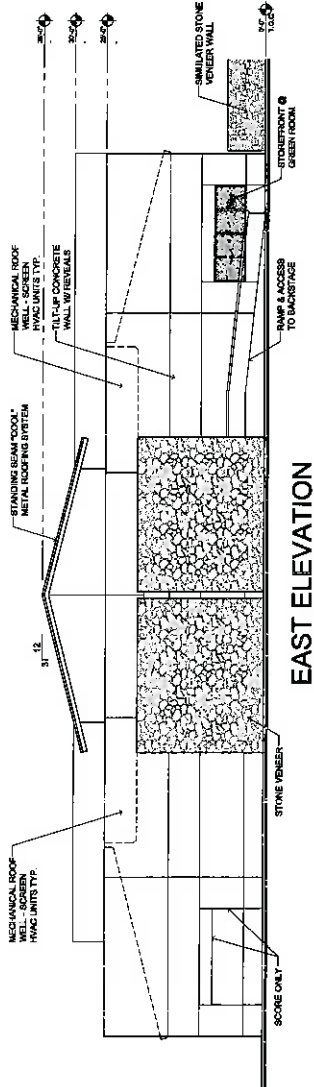


**OLIVE BRANCH COMMUNITY CHURCH**  
7702 EL CERRITO  
CORONA, CA 92881

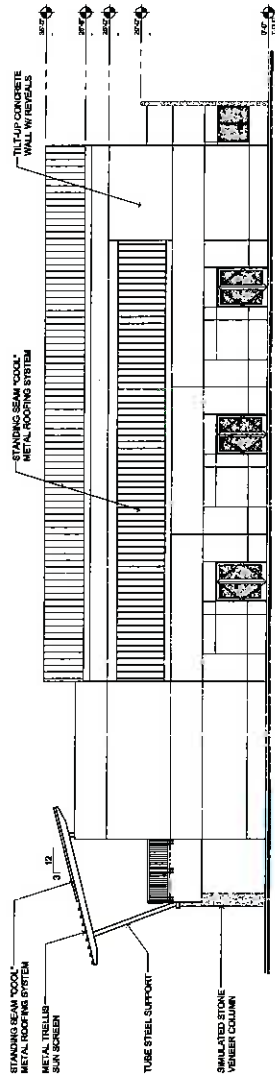
COLOR  
ELEVATIONS



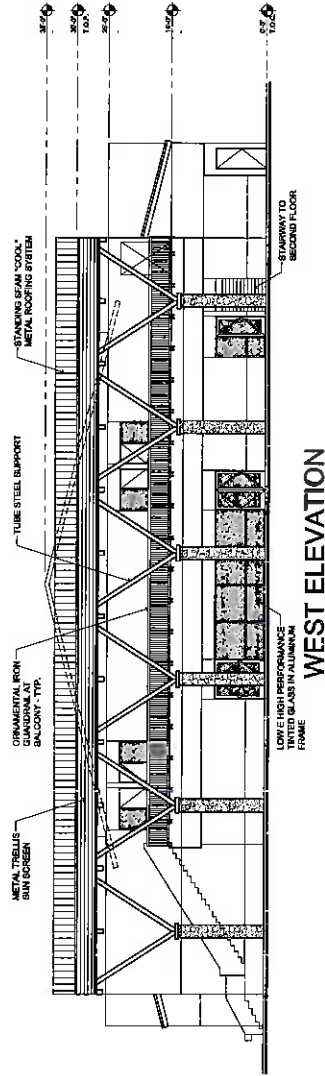
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

APPROVED EXHIBIT FOR  
 PLOT PLAN SUBMITTAL  
 AND ELEVATIONS  
 DATED 08/13 (SHEETS 6-14)

PROJECT NO.: 14-02  
 DATE: 2-26-11  
 SCALE: 1/8"=1'-0"  
 SHEET NO.: 1

**BUILDING A  
 MULTI-PURPOSE  
 ELEVATIONS**

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 7702 El Cerrito  
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 951-251-1000  
 951-251-1001

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



WORSHIP CENTER - BUILDING 'D'

CLASSROOMS  
BUILDING 'C2'

PRESCHOOL / CLASSROOMS  
BUILDING 'C1'

PLAY AREA

**NORTH ELEVATION**



'THE FIELDS' / PLAY

M-P MEETING/ADMINISTRATION  
BUILDING 'B'

WELCOME PLAZA

MULTI-PURPOSE  
BUILDING 'A'

**SOUTH ELEVATION**

CLASS: ARCHITECTURE  
EXHIBIT: 18 (SHEETS 6-14)  
DATE: 3/8/14  
OWNER: J. CORONAN

**OLIVE BRANCH COMMUNITY CHURCH**  
7702 EL CERRITO  
CORONA, CA 92881



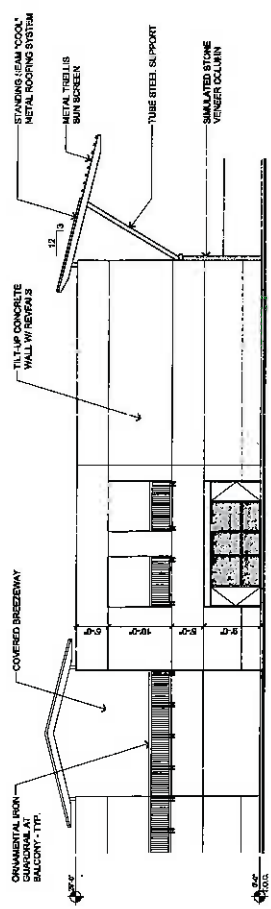
**J7 Architecture**  
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2001 Irvine Avenue, Suite 20  
Newport Beach, California 92660  
949.763.3557 FAX 949.763.0241

**COLOR  
ELEVATIONS**

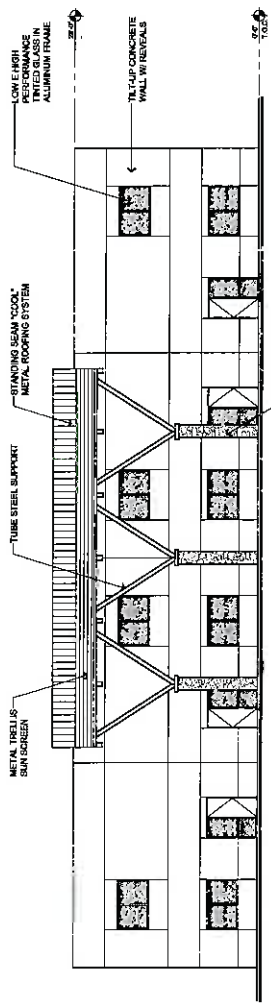
REV.	DESCRIPTION	DATE

PROJECT NO.: 14-02  
DATE: 06-17-15  
SCALE: 1/8"=1'-0"  
SHEET NO.: 13

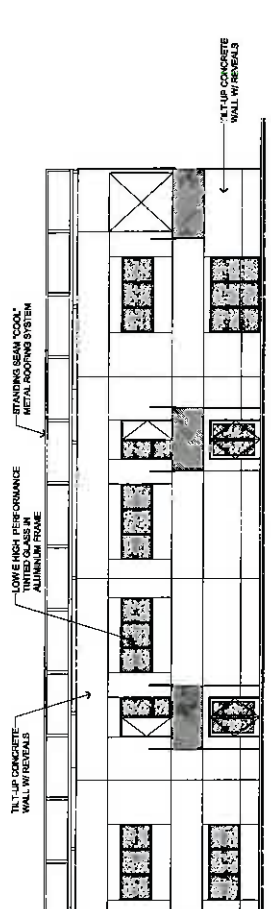




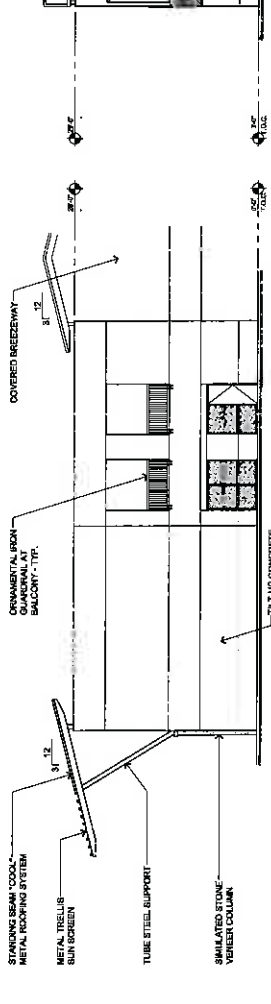
**NORTH ELEVATION**



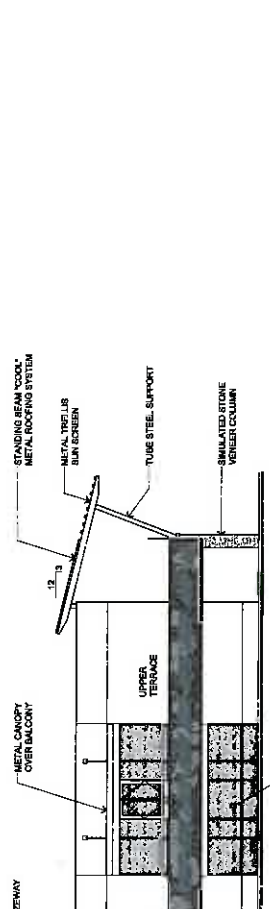
**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**SOUTH ELEVATION**

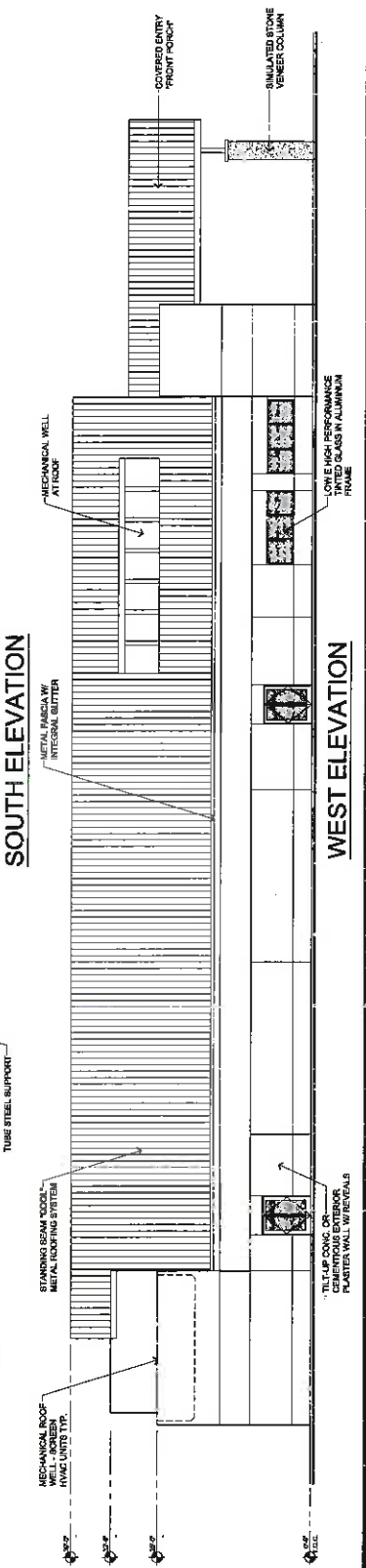
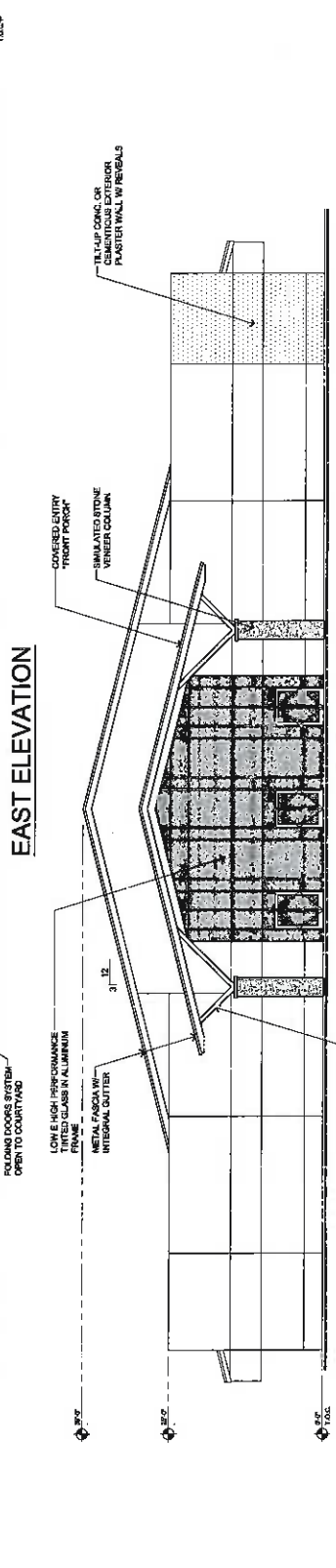
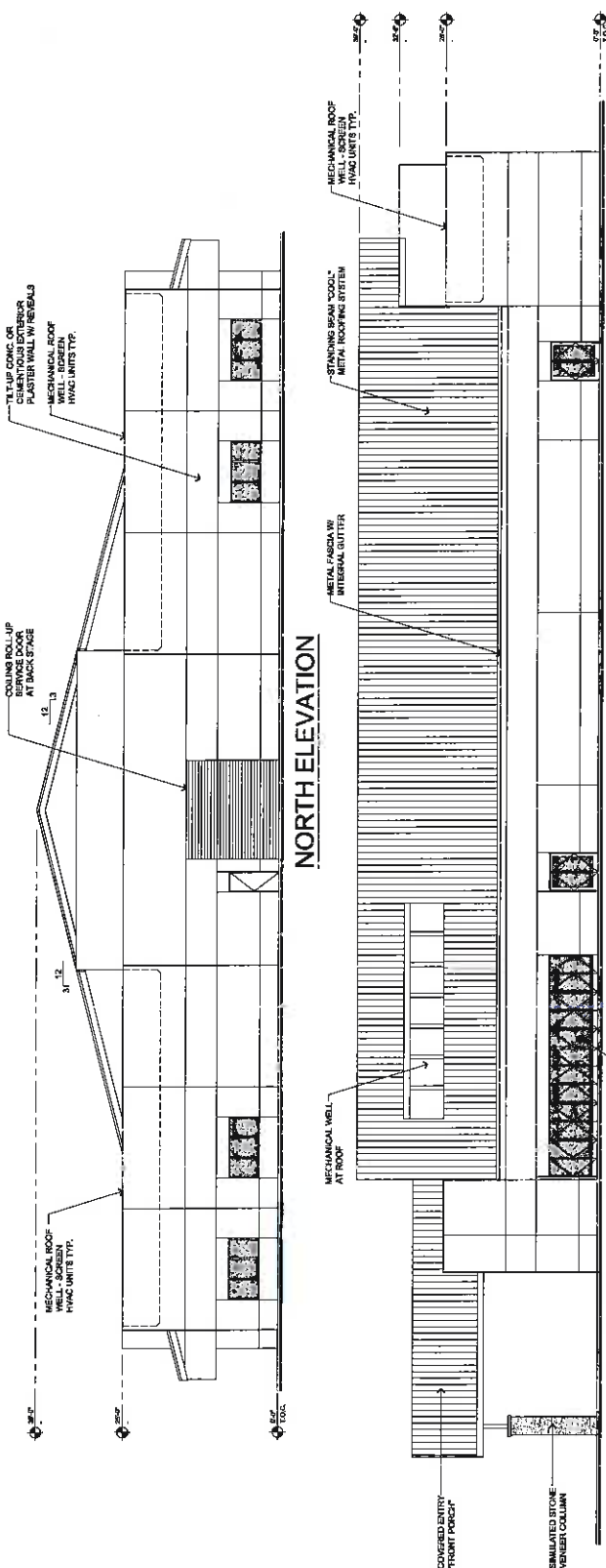
REVISIONS FOR SET 100-  
 1. 02-26-11  
 2. 02-26-11  
 3. 02-26-11

PROJECT NO.: 14-02  
 DATE: 02-26-11  
 SCALE: 1/8"=1'-0"  
 SHEET NO.: 11

**BUILDING C-1  
 PRESCHOOL BUILDING  
 ELEVATIONS**

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 Creating space. Inspiring people.  
 7702 El Cerrito  
 Corona, CA 92881  
 95175-8887 FAX 95175-8981

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



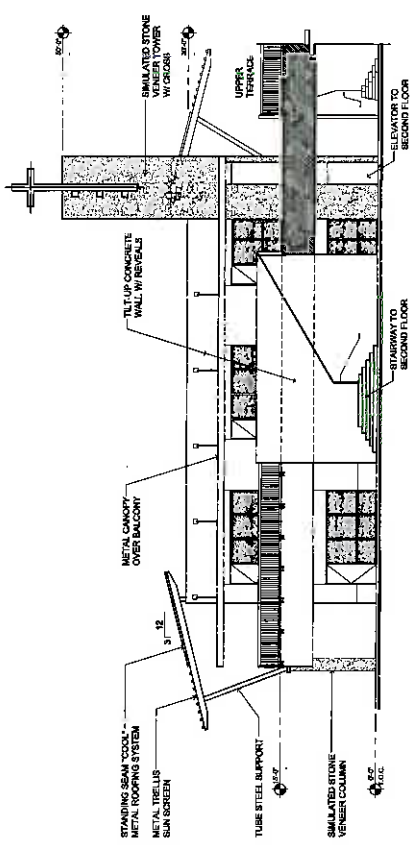
APPROVED FOR THE ARCHITECT  
PROJECT NO. 14-02  
DATE: 02-26-11  
SCALE: 1/8"=1'-0"  
SHEET NO.: 11

PROJECT NO.: 14-02  
DATE: 02-26-11  
SCALE: 1/8"=1'-0"  
SHEET NO.: 11

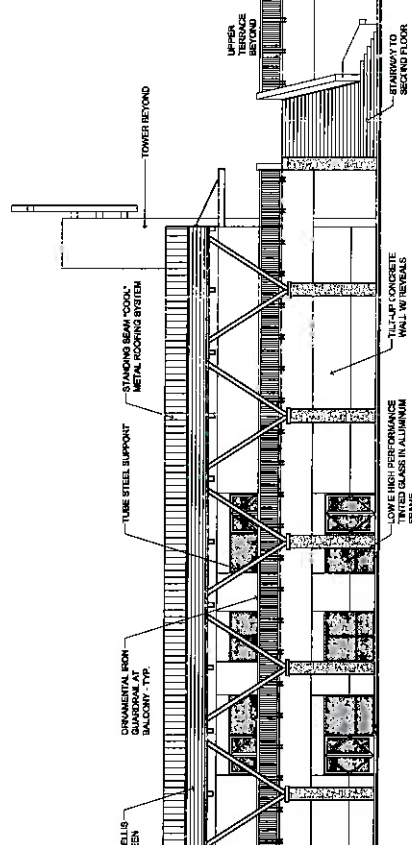
**BUILDING D  
WORSHIP BUILDING  
ELEVATIONS**

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2002 Irvine Avenue, Suite 200  
Corona, CA 92701  
949.256.4587 FAX 949.756.4281

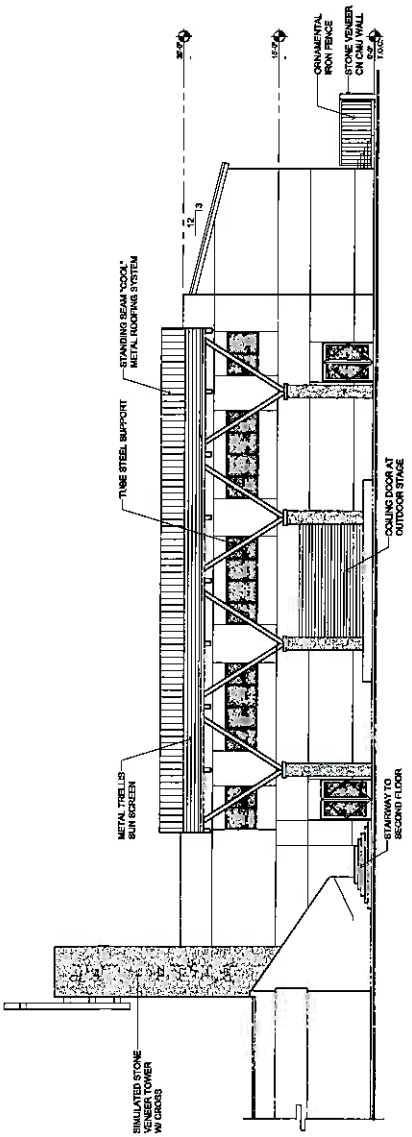
**OLIVE BRANCH COMMUNITY CHURCH**  
7702 EL CERRITO  
CORONA, CA 92881



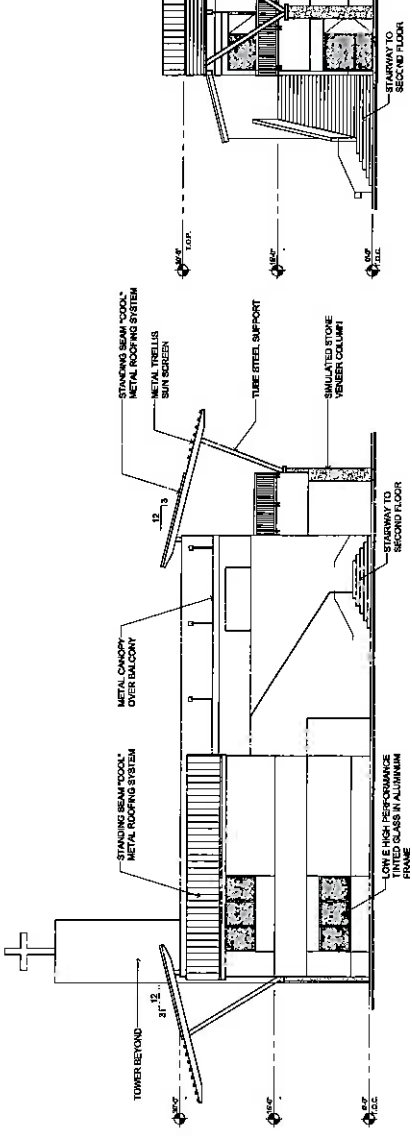
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

APPROVED EXHIBIT B01  
 PLOT PLAN & 25%  
 IMPROVEMENT PLANS  
 AND ELEVATIONS  
 DATED 08/14/2024 SHEETS 8-14

PROJECT NO.: 14-02  
 DATE: 02-26-11  
 SCALE: 1/8"=1'-0"  
 SHEET NO.: 1

**BUILDING B**  
**YOUTH ADMINISTRATION BUILDING**  
**ELEVATIONS**

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 San Francisco, CA 94107  
 (415) 778-5557 FAX (415) 778-5051



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

SITE AREA  
NET (EXCL. DRAINAGE EASEMENT) 12.96 ACRES

BUILDING AREA  
FIRST FLOOR 7,000  
MULTI-PURPOSE - PH. 1A WORSHIP CTR 12,240  
MODULAR CLASSROOMS / ADMIN / M.P. 19,240 S.F.  
SUBTOTAL 19,240 S.F.

TOTAL BUILDING AREA 19,240 S.F.  
.034

F.A.R. .034

PARKING REQUIRED WEEKEND ASSEMBLY 135 S.F. 4,720 S.F. = 135 STALLS

PARKING REQUIRED MIDWEEK OFFICE 1,200 NET S.F. 1,440 S.F. = 7 STALLS  
NOTE: NO MIDWEEK SCHOOL IN PH. 1A = 7 STALLS

PARKING PROVIDED  
STANDARD (9 X 18) 84 STALLS  
COMPACT (8.5 X 16) 24 STALLS  
H.C. (8 VAN) 15 STALLS  
TOTAL 140 STALLS

THE LAND DEVELOPER, CONTRACTOR OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

SEE SHEET 14-02 FOR SITE PLAN

SEE SHEET 14-03 FOR SITE PLAN

SEE SHEET 14-04 FOR SITE PLAN

SEE SHEET 14-05 FOR SITE PLAN

SEE SHEET 14-06 FOR SITE PLAN

SEE SHEET 14-07 FOR SITE PLAN

SEE SHEET 14-08 FOR SITE PLAN

SEE SHEET 14-09 FOR SITE PLAN

SEE SHEET 14-10 FOR SITE PLAN

SEE SHEET 14-11 FOR SITE PLAN

SEE SHEET 14-12 FOR SITE PLAN

SEE SHEET 14-13 FOR SITE PLAN

SEE SHEET 14-14 FOR SITE PLAN

SEE SHEET 14-15 FOR SITE PLAN

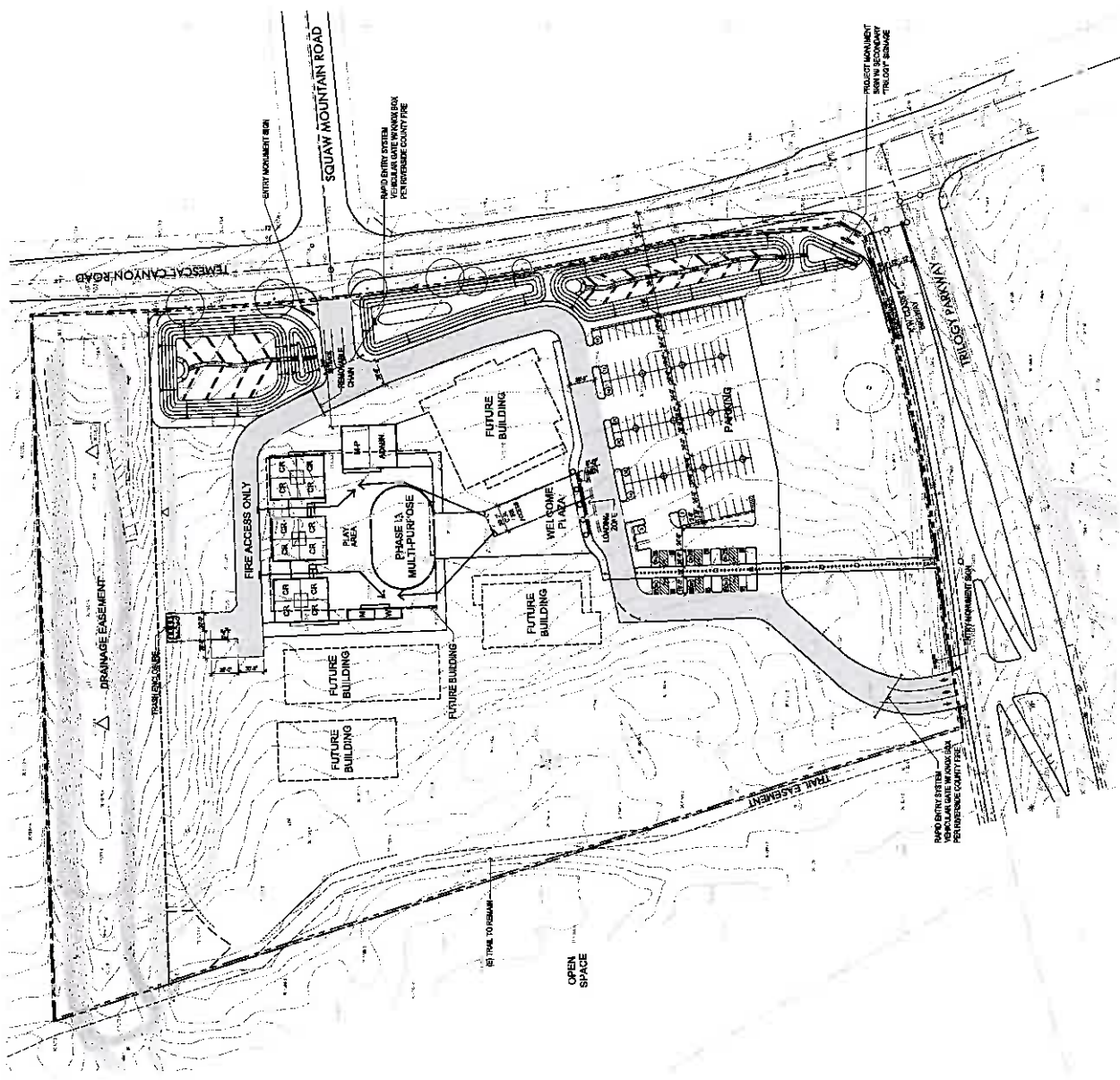
SEE SHEET 14-16 FOR SITE PLAN

SEE SHEET 14-17 FOR SITE PLAN

SEE SHEET 14-18 FOR SITE PLAN

SEE SHEET 14-19 FOR SITE PLAN

SEE SHEET 14-20 FOR SITE PLAN



PROJECT NO.: 14-02  
DATE: 6-15-16  
SCALE: 1"=50'  
SHEET NO.: 2

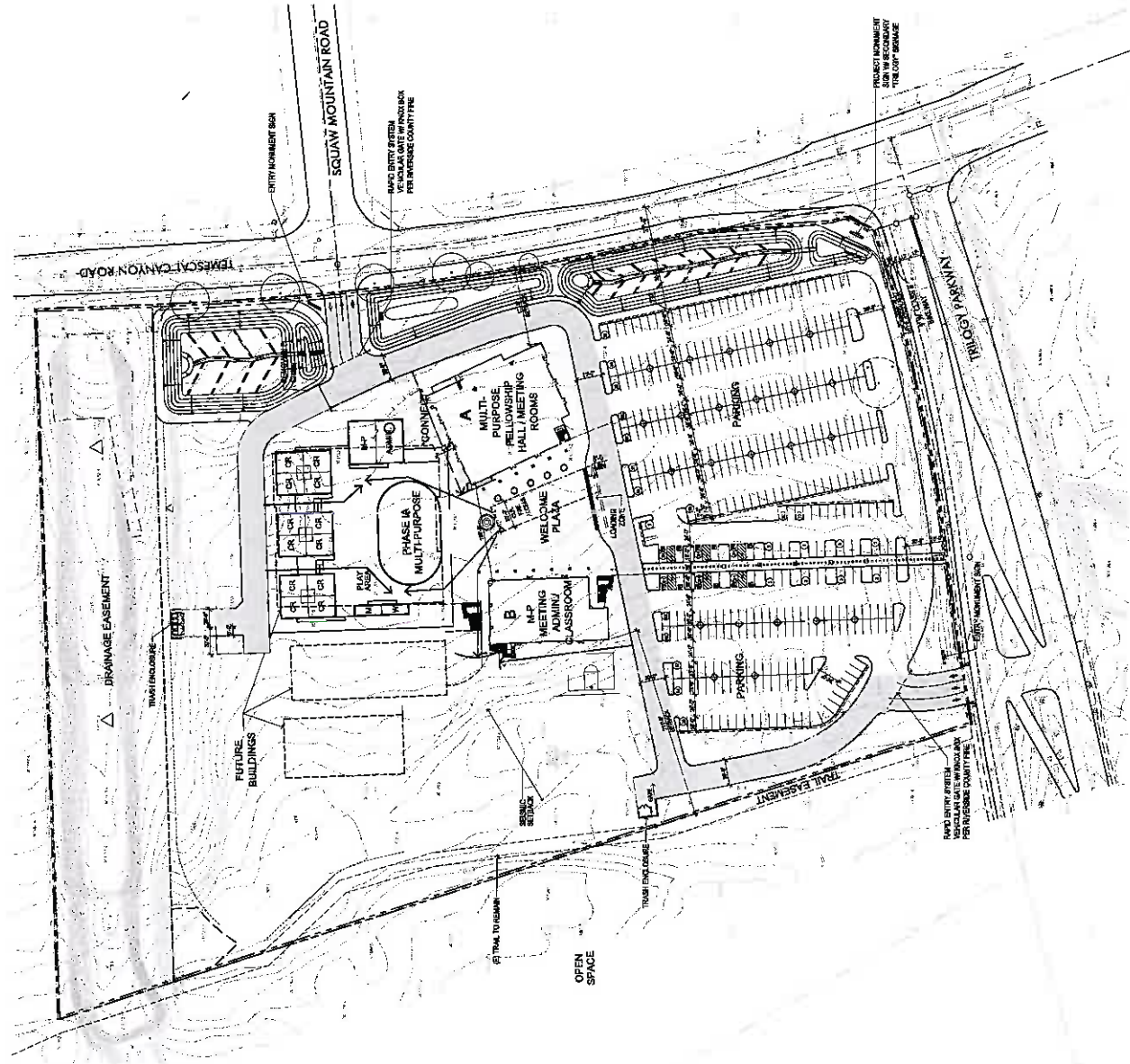
NO.	DESCRIPTION	DATE
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2	REVISED	6-15-16
3	REVISED	6-15-16
4	REVISED	6-15-16
5	REVISED	6-15-16
6	REVISED	6-15-16
7	REVISED	6-15-16
8	REVISED	6-15-16
9	REVISED	6-15-16
10	REVISED	6-15-16

MASTER SITE PLAN  
PHASE 1A

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3000 Fremont Ave., Suite 200  
Oakland, CA 94612  
908.776.6597 FAX 908.776.6591

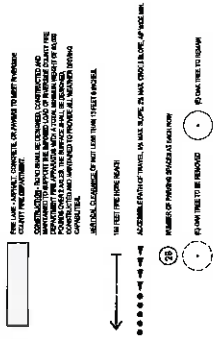
OLIVE BRANCH COMMUNITY CHURCH  
7702 EL CERRITO  
CORONA, CA 92881





**TABULATION**

SITE AREA 12.88 ACRES  
 NET (EXCL. DRAINAGE EASEMENT) 12.88 ACRES  
 BUILDING AREA 14,500  
 BLDG A MULTI-PURPOSE - PH. 1B WORSHIP CTR 9,400  
 BLDG B M-CLASSROOMS - PH. 1C 7,000  
 MULTI-PURPOSE - PH. 1A 2,100  
 BLDG C M-CLASSROOMS/ADMIN./M.P. 42,140 S.F.  
 SUB-TOTAL 8,400  
 SECOND FLOOR 50,540 S.F.  
 TOTAL BUILDING AREA 689  
 F.A.R. 249 STALLS  
 PARKING REQUIRED WEEKEND ASSEMBLY 195 S.F. 8,700 S.F. \*  
 PARKING REQUIRED WEEKDAY OFFICE 130 NET S.F. 5,275 S.F. \*  
 TOTAL 28  
 26 STALLS  
 PARKING PROVIDED STANDARD (8 X 18) 276 STALLS  
 COMPACT (6.6 X 15) 126 STALLS  
 BLDG. (2 VARI.) 13 STALLS  
 TOTAL 415 STALLS



LOGO: PROPERTY: OLIVE BRANCH COMMUNITY CHURCH  
 DATE: 2/27/17  
 PLANNED: JAMES

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

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 14001 Pine Avenue, Suite B  
 San Diego, CA 92121  
 619.759.8587 FAX 619.759.9391

**MASTER SITE PLAN  
 PHASE I**

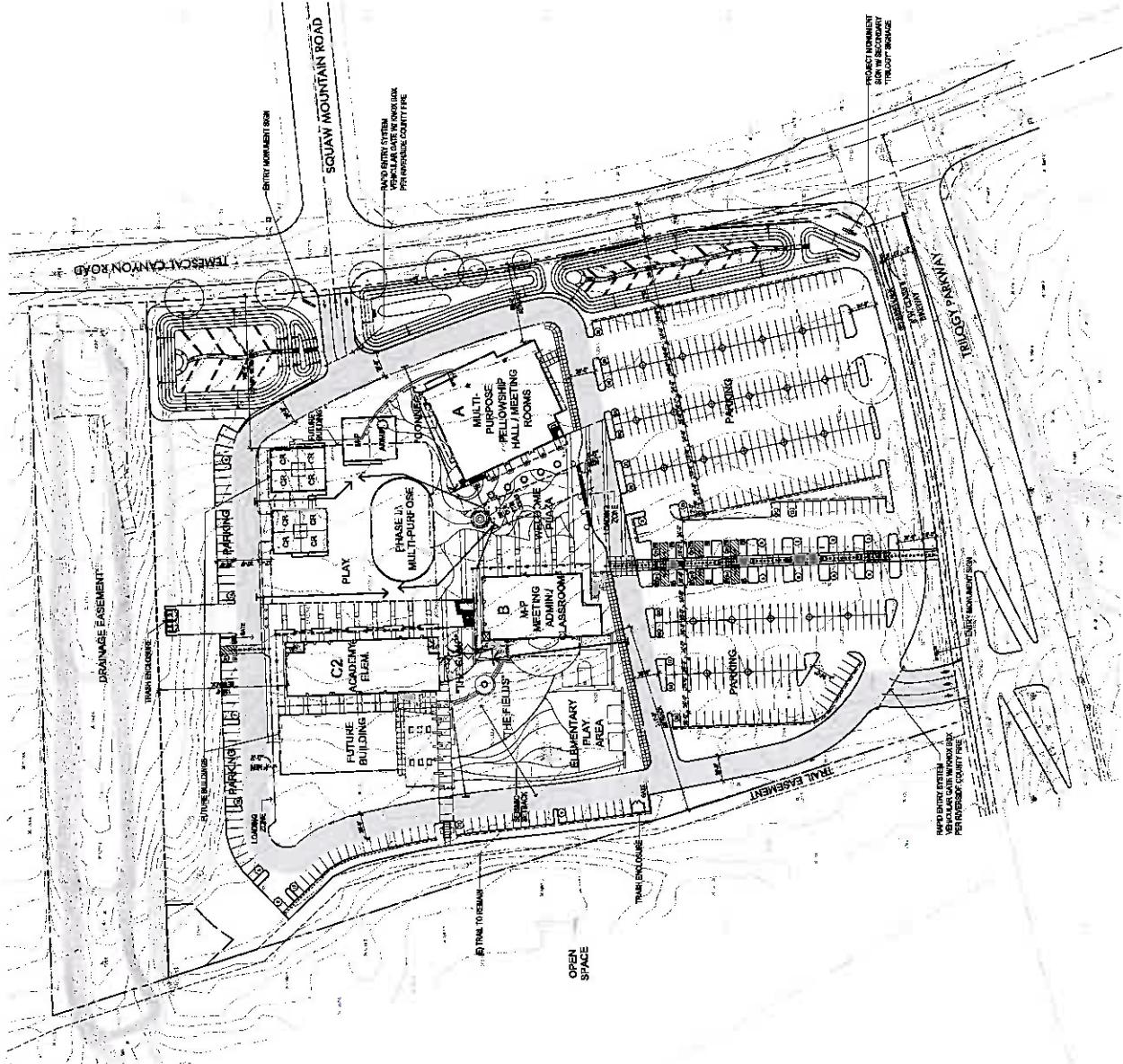
NO.	DESCRIPTION	DATE
1	PREPARED	
2	REVISED	
3	REVISED	
4	REVISED	

PROJECT NO.: 14-01  
 DATE: 6-16-16  
 SCALE: 1"=50'  
 SHEET NO.: 3

**TABULATION**

SITE AREA	12.28 ACRES
NET (EXCL. DRAINAGE EASEMENT)	
BUILDING AREA	
PHASE 1A	14,500
BLDG 8	8,400
MULTI-PURPOSE CLASSROOMS	17,000
MULTI-PURPOSE - PH. 1A	7,600
MODULAR CLASSROOMS / ADMIN. / A.M.P.	9,400
SUBTOTAL	48,740 S.F.
SECOND FLOOR	6,400
BLDG 8 CLASSROOMS / CHURCH OFFICE	3,200
BLDG 22 ELEMENTARY CLASSROOMS	3,200
SUBTOTAL	10,800 S.F.
TOTAL BUILDING AREA	69,740 S.F.
F.A.R.	.118
PARKING REQUIRED WEEKEND	249 STALLS
ASSEMBLY: 109 S.F. = 8,700 S.F. =	
PARKING REQUIRED MONDAY	29
SCHOOL: 1050 S.F. = 5,700 S.F. =	
ELEMENTARY SCHOOL: 10 CLASSROOMS =	32
TOTAL	50 STALLS
PARKING PROVIDED	362 STALLS
STANDARD (8 X 18)	142 STALLS
ACCESSIBLE (8 X 16)	14 STALLS
H.C. (8 X 16)	14 STALLS
TOTAL	362 STALLS

THE SLURRY MIXTURE CONCRETE APPROVED TO MEET FINISHES COUNTY REQUIREMENTS.  
 CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS FOR CONCRETE PLACEMENT AND CURE.  
 ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE PROPER GRADE AND FINISH.  
 ALL CONCRETE SHALL BE CURED AND PROTECTED AS REQUIRED.  
 ALL CONCRETE SHALL BE FINISHED TO THE PROPER GRADE AND FINISH.  
 ALL CONCRETE SHALL BE CURED AND PROTECTED AS REQUIRED.  
 ALL CONCRETE SHALL BE FINISHED TO THE PROPER GRADE AND FINISH.  
 ALL CONCRETE SHALL BE CURED AND PROTECTED AS REQUIRED.



PROJECT NO.: 14-02  
 DATE: 3-15-16  
 SCALE: 1"=50'  
 SHEET NO.: 4

**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881

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 2025 H Street, Suite 200  
 Newport Beach, California 92660  
 (949) 447-1007 FAX: (949) 447-1001

**MASTER SITE PLAN**  
**PHASE II**

NO.	DESCRIPTION	DATE
1	PRELIMINARY	04/11/16
2	REVISED	04/11/16
3	REVISED	04/11/16
4	REVISED	04/11/16
5	REVISED	04/11/16
6	REVISED	04/11/16
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8	REVISED	04/11/16
9	REVISED	04/11/16
10	REVISED	04/11/16

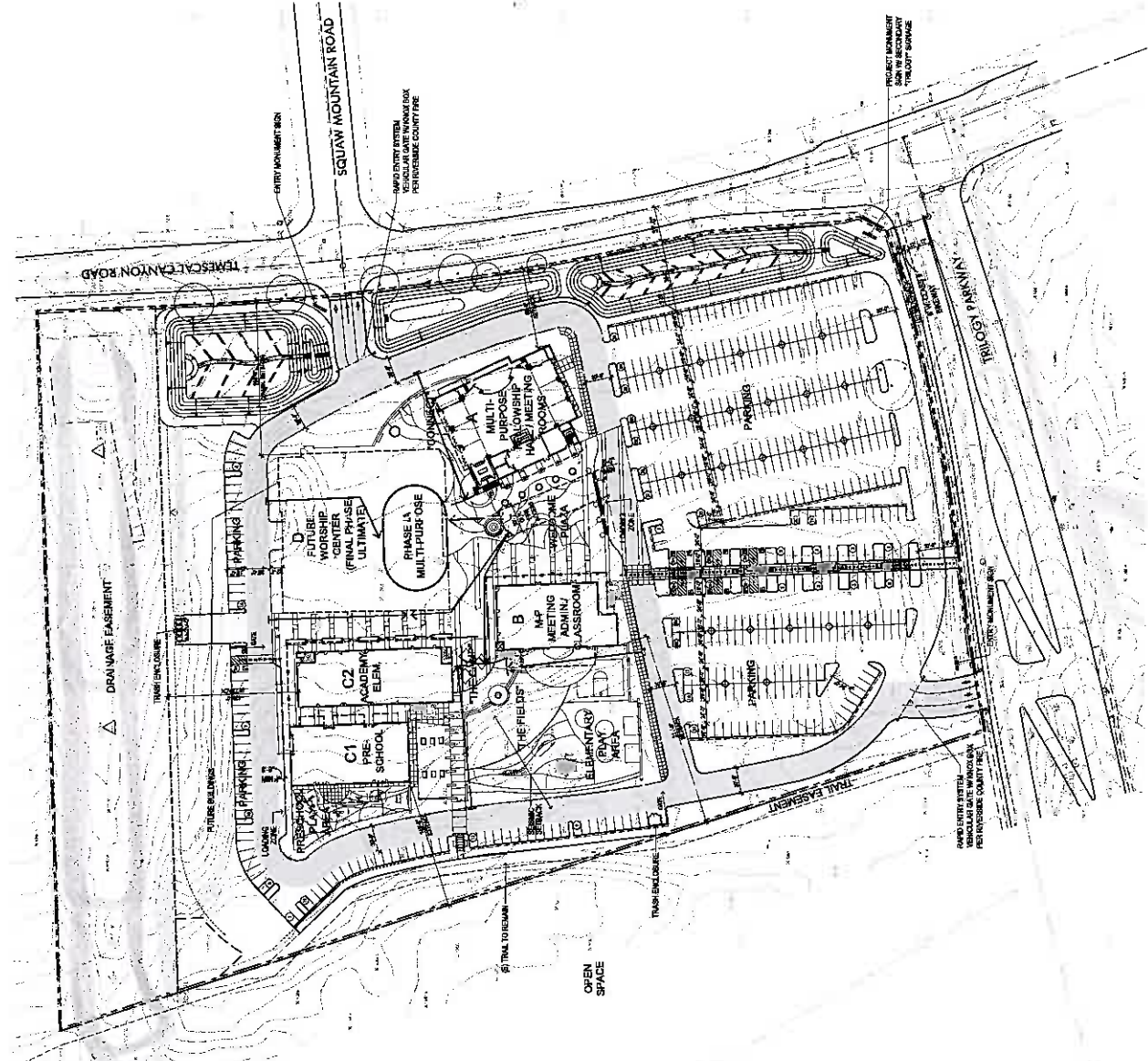
**COMMENTS LEGEND**

- 1. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**TABULATION**

SITE AREA	12.96 ACRES
NET (EXCL. DRAINAGE EASEMENT)	
BUILDING AREA	
FIRST FLOOR	14,500
BUDS B MULTIPURPOSE	8,400
BUDS B1 CLASSROOMS	8,400
BUDS C1 PRESCHOOL	8,450
MULTIPURPOSE - PH 1A	7,000
SUBTOTAL	46,550 S.F.
SECOND FLOOR	8,400
BUDS B CLASSROOMS / CHURCH OFFICE	8,400
BUDS C1 CLASSROOMS	7,000
BUDS C1 MULTIPURPOSE	7,000
SUBTOTAL	25,300 S.F.
TOTAL BUILDING AREA	71,850 S.F.
F.A.R.	1.32
PARKING REQUIRED WEEKEND	240 STALLS
ASSEMBLY 100 S.F. 0.70 S.F. =	
PARKING REQUIRED MIDWEEK	26
PRESCHOOL 1600 S.F. 0.450 S.F. =	
CHURCH OFFICE 1000 S.F. 0.30 S.F. =	
TOTAL	52 STALLS
PARKING PROVIDED	362 STALLS
STANDARD (8.5 X 18)	126 STALLS
COMPACT (6.5 X 18)	155 STALLS
B.C. (8.5 X 18)	81 STALLS
TOTAL	362 STALLS

THE LINE, POINT, CONCRETE ON THESE STREET PARKING SPACES SHALL BE CONSIDERED AS THE PROPERTY OF THE CITY OF CORONA. THE CITY OF CORONA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SPACES. THE CITY OF CORONA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SPACES. THE CITY OF CORONA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SPACES.



**OLIVE BRANCH COMMUNITY CHURCH**  
 7702 EL CERRITO  
 CORONA, CA 92881



**MASTER SITE PLAN**  
**PHASE III**

PROJECT NO.: 14-02  
 DATE: 5-15-16  
 SCALE: 1"=50'  
 SHEET NO.: 5

CASE: PPS2776  
 SHEETS: 49  
 DATE: 2/27/11  
 PLANNER: D. HARRIS

NO.	DESCRIPTION	DATE
1	PREPARED BY	5/15/16
2	DESIGNED BY	5/15/16
3	CHECKED BY	5/15/16
4	APPROVED BY	5/15/16
5	POWER BY	5/15/16
6	POWER BY	5/15/16
7	POWER BY	5/15/16
8	POWER BY	5/15/16
9	POWER BY	5/15/16
10	POWER BY	5/15/16



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25776

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: September 25, 2017

Applicant/Project Sponsor: J7 Architecture Inc. c/o Terry Jacobson  
Date Submitted: August 29, 2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Planning Director Date: \_\_\_\_\_

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

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

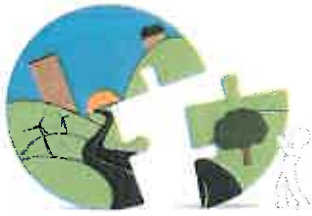
For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 08/29/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42777 ZCFG6161

**FOR COUNTY CLERK'S USE ONLY**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25776

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: November 2, 2017

Applicant/Project Sponsor: J7 Architecture Inc. c/o Terry Jacobson  
Date Submitted: August 29, 2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Planning Director Date: \_\_\_\_\_

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

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

For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 09/26/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42777 ZCFG6161

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** 42777  
**Project Case Type (s) and Number(s):** Plot Plan No. 25776  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dionne Harris  
**Telephone Number:** 951-955-6836  
**Applicant's Name:** J7 Architecture, Inc.  
**Applicant's Address:** 20361 Irvine Avenue, Suite B, Newport Beach, CA 92660

**I. PROJECT INFORMATION**

**A. Project Description:** The phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

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

**C. Total Project Area:** 14.53

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 12.38	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 101,850	<b>Est. No. of Employees:</b> 50
<b>Industrial Acres:</b>	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 290-190-077

**E. Street References:** The project site is located on the northwest corner of Trilogy Parkway and Temescal Canyon Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 3, Township 5 South, Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and lies west of a natural open space and the Glen Ivy Golf Course. There is vacant land to the north, south and east.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

**1. Land Use:** The General Plan Land Use designation is Community Development: Commercial Retail (CD: CR) as reflected in the Land Use Plan for the SP No. 221. The project is consistent with the commercial retail land use designation and all other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a church facility, therefore, there are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Temescal Canyon

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

**E. Policy Area(s), if any:** None

**F. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Community Development (CD) and Open Space (OS)

3. **Land Use Designation(s):** Commercial Retail (CR) to the north, south, and east and Conservation to the west.

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

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

**G. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Mountain Springs Specific Plan No. 221

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 18

3. **Existing Zoning:** Specific Plan No. 221

**H.**

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

**J. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, south and east, Specific Plan No. 221 (SP-221) to the west.

**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 checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems         |
| <input checked="" 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**

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

\_\_\_\_\_  
Signature

Dionne Harris Project Planner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

For Charissa Leach P.E., Assistant TLMA  
Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 nearest County Eligible Scenic Highways are Interstate 15 and Temescal Canyon Road. The project site is not visible from Interstate 15 due to the mountains obscuring the view. The project site is directly off Temescal Canyon Road. Surrounding hills, scattered development and the distance from Temescal Canyon Road would ensure that the project site would not be visible from this scenic roadway. Therefore, no impact will occur.

b). The project is located within the Temescal Canyon Area Plan and is characterized by surrounding hills, scattered development. Development surrounding the area is scattered and can be characterized by rural and estate type development. Future development of the project site will result in short term visual impacts to the area due to grading and construction activity. Visual impacts once the project site is ultimately developed will be subject to the Development Standards of the County of Riverside Zoning Ordinance as it pertains to the Mountain Springs (Specific Plan number 221) zoning as well as the Architectural Design Guidelines explicit to the SP No. 221. Therefore, less than significant impacts will occur regarding the aesthetic value of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a). The project site is located approximately 66 miles northwest from the Mt. Palomar Observatory and not located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Regardless, the project is still required to comply with Riverside County Ordinance No. 655 which regulates methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet of the Final Map that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions (COA 10.PLANNING 23). This is a standard condition of approval and not considered mitigation for CEQA purposes. With regards to the interference of the nighttime use of Mt. Palomar Observatory, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed church facility will not create a substantial light or glare nor will it expose residential property to unacceptable light levels. The majority of the church activities will take place during the day time hours, with various ministry group meetings during the evening from 7:00 PM to 9:30 PM. In addition, the project site is adjacent to a natural open space and the Glen Ivy Golf Course which acts as a buffer to the existing residential to the west.

The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the project will contain a lighted parking, anticipated light disturbance to the area that would affect views or expose residential property to unacceptable light levels is 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
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**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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The proposed project will not convert farmland, unique farmland, or farmland of statewide importance. As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project is located on land that is designated "Other Lands" and "Farmland of Local Importance". The project will have no impact with converting designated farmland.

b). The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Glen Ivy Agriculture Preserve and is located approximately 2.33 miles to the southeast of the project site. The project will have no impact.

c). The project site is surrounded primarily by Specific Plan (SP) and Scenic Highway Commercial (C-P-S) zoning classifications and is not located within 300 feet of agriculturally zoned property. The project will have no impact.

d). As previously addressed, the project is not located within close vicinity to properties that are designated unique farmland or for agricultural uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of 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 County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Temescal Canyon Area Plan Land Use Map, 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) At this location there is no forest land, timberland, or timberland zoned areas. Therefore, 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. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: SCAQMD CEQA Air Quality Handbook, Environmental Concepts Company (EC<sub>2</sub>)

**Findings of Fact:**

a) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Implementation of the Project would result in a less than significant impact that would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or, 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). The Project would result in consistency with the area's existing development pattern. Any impacts are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations. Implementation of the Project would result in a less than significant impact that would expose sensitive receptors which are located within .14 of a mile from the Project site to the project's substantial point source emissions; or, involve the construction of a sensitive receptor located within .14 of a mile from an existing substantial point source emitter.

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 regular 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 uses include vacant and residential uses. The residential uses are considered sensitive receptors; however, due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within .14 of a mile from the Project site to project substantial point source emissions. Any impacts are considered less than significant.

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. The nearest sensitive receptors are the Glen Ivy RV Park at, 23890 Trilogy Parkway, Corona, CA 92881 at approximately .10 miles southeast of the Project site and the developed Tract Map No. 23188 at approximately .14 miles west of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) Under existing conditions, land uses within one mile of the Project site largely consist of residential uses, undeveloped land and open space. There are no existing land uses within one mile of the Project site that include stationary emissions sources (e.g., refineries, industrial plants, etc.) or would attract/generate diesel trucks that may spend long periods of time queuing or idling at the Project site (e.g., warehouses, transfer facilities, etc.). Accordingly, implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or	<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
threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Riverside County Oak Tree Management Guidelines (Adopted 1993); General Biological Resources Assessment prepared HELIX Environmental Planning, Inc. dated January 20, 2016 (PDB06296); Focused Burrowing Owl Survey prepared by HELIX dated May 4, 2016 (PDB06387); Oak Tree Preservation Study prepared by Arbogate Consulting, Inc. dated January 8, 2014 (PDB06387)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Temescal Canyon Area Plan. The project site is not located within an MSHCP Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation process (HANS). Projects are required to demonstrate consistency with Section 6.0 of the MSHCP. A consistency analysis summary is provided herein.

**Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)**

According to the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016, the project site contains 1.01 acres riparian scrub habitat along the northern site boundary and 0.26 acre of riparian woodland habitat along the western project site boundary. The proposed project will be conditioned with the condition 60. EPD.7 (Oak Tree Mitigation Plan) to avoid all impacts to on-site MSHCP Riparian/Riverine resources. The County of Riverside has conditioned the project for a grading plan check prior to grading permit issuance to ensure that the project is not impacting on-site MSHCP Riparian/Riverine resources. According to HELIX, no vernal pools or ephemeral basins occur on site and none of the sensitive fairy shrimp

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species are expected to occur. No fairy shrimp surveys are required as fairy shrimp habitat does not occur on the property. Impacts to MSHCP Riparian/Riverine resources will be less than significant with adherence to County conditions of approval. The project is consistent with MSHCP Section 6.1.2.

**Section 6.1.3 (Protection of Narrow Endemic Plant Species)**

The project site is located within the Narrow Endemic Plant Species Survey Area 1 (NEPSSA) which includes Munz's onion, San Diego ambrosia, Slender-Horned Spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. According to the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016, the property was assessed for the potential to support NEPSSA Area 1 plant species. Based on the assessment, NEPSSA Area 1 species are not expected to occur. Further justification for each plant species is provided within the Section 4.4 of the General Biological Resources Assessment completed by HELIX Environmental Planning, Inc. dated January 20, 2016. No impacts to Narrow Endemic Plant Species will occur. The project is consistent with MSHCP Section 6.1.3.

**Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)**

The project site is not located adjacent to an MSHCP Conservation Area, Regional Conservation Authority (RCA) Conserved Lands, or Public/Quasi-Public (PQP) Conserved Lands. Although the project is not adjacent to a criteria cell it is adjacent to riparian habitat that is being avoided as part of the project design. The proposed project will comply with applicable UWIG guidelines to avoid adversely affecting the adjacent riparian areas. Specifically, the project will prevent discharge into the adjacent riparian areas and direct night lighting away from the riparian areas and the landscaping will avoid the use of invasive species shown in MSHCP Table 6-2. BMPs would be used to ensure that the proposed project would not subject the area to toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. The project will be consistent with Section 6.1.4 with adherence to the applicable UWIG Guidelines. Impacts will be less than significant.

**Section 6.3.2 (Additional Survey Needs and Procedures)**

The project site is not located within a required habitat assessment area for mammals, amphibians, or Criteria Area Plant Species. However, the project site is located within the required habitat assessment area for burrowing owl. The General Biological Resources Assessment prepared HELIX Environmental Planning, Inc. dated January 20, 2016 determined that suitable burrowing owl habitat is present on the project site. Therefore, focused surveys were performed by HELIX. According to the Focused Burrowing Owl Survey prepared by HELIX dated May 4, 2016, four focused surveys were conducted March through April 2016. The project area includes multiple burrows with potential to support borrowing owls. However, none of the burrows showed sign of current or past occupation by burrowing owl. The County of Riverside has conditioned the project prior to grading permit issuance for a 30-Day Pre-Construction Burrowing Owl Survey. Impacts will be less than significant with adherence to County conditions of approval. The project is consistent with MSHCP Section 6.3.2.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to County of Riverside conditions of approval.

b)According to the General Biological Resources Assessment prepared by HELIX Environmental Planning, Inc. dated January 20, 2016, no threatened or endangered species were observed on the project site during field surveys. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c)The California state species of concern, Yellow breasted chat, was observed on the project site. This species is fully covered under the MSHCP and requires no mitigation other than compliance with the MSHCP. No other sensitive plant or animal species were observed on the project site. No impacts will occur.

d)Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1<sup>st</sup> through August 31<sup>st</sup>. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The project has been conditioned by the County of Riverside for a pre-construction nesting bird survey. The proposed project will not impact a resident or migratory wildlife corridor or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e-f)According to the General Biological Resources Assessment prepared by HELIX Environmental Planning, Inc. dated January 20, 2016, the riparian areas on the northern and western borders of the property are potentially jurisdictional to the U.S. Army Corp of Engineers (Corp), CDFW, and RWQCB. A formal jurisdictional delineation was not conducted as the proposed project will not impact the riparian areas. Discharge that may occur from the project would be directed away from the riparian areas and would be subject to standard Best Management Practices BMPs. No impacts to jurisdictional waters are proposed by this project therefore permits from the regulatory agencies would not be required. The County of Riverside has conditioned the project for a grading plan check prior to grading permit issuance to ensure that the project is not impacting on-site Riparian resources. According to HELIX, no vernal pools or ephemeral basins occur on site and none of the sensitive fairy shrimp species are expected to occur. The project will not impact federally protected wetlands. Impacts will be less than significant with adherence to Riverside County conditions of approval.

g)The project is required to comply with the Riverside County Oak Tree Management Guidelines. According to the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014, seven total coast live oak (*Quercus agrifolia*) trees are located on the project site. Six oak trees are located along Temescal Canyon Road and one oak tree (Tree #7 measures at 62 inches Diameter at Breast Height) is located in the southern portion of the project site adjacent to Trilogy Parkway. The project proposes to remove oak tree #7 located in the southern portion of the project site along Trilogy Parkway. Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management guidelines. The project has been conditioned by the County of Riverside to provide an Oak Tree Mitigation and Monitoring Plan prior to grading permit issuance. The project has also been conditioned by the County for a Grading Plan Check to ensure that all oak trees are delineated on grading plans. Additionally, the project has been conditioned prior to building permit final inspection approval by the County to provide mitigation in accordance with the mitigation plan for the oak tree being removed (Oak Tree #7, 62-inches DBH). Impacts to oak trees will be less than significant with mitigation incorporated.

Mitigation:

**Oak Tree Mitigation**

Prior to building occupancy, the project shall provide mitigation for removal of the coast live oak (*Quercus agrifolia*) tree (Tree #7 measures at 62 inches Diameter at Breast Height) located in the southern portion of the project site adjacent to Trilogy Parkway as documented within the Oak Tree

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014 (PDB. Mitigation shall be in accordance with the approved Oak Tree Mitigation and Monitoring Plan.

Monitoring: No monitoring required.

**CULTURAL RESOURCES** Would the project-

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials; PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech 2008.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech; 2008.

b) Based upon analysis of records and a survey of the property by CRM Tech, it has been determined that there will be less than significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. While no "historical resources," as defined by CEQA, were discovered during this study, the project area remains highly sensitive for subsurface archaeological deposits of both prehistoric and historic origins. Archaeological monitoring will be required and included as a condition of approval during all grading, grubbing, trenching, excavations, and other earth-moving operations associated with the proposed project to prevent inadvertent disturbances to potentially significant archaeological resources. With the inclusion of this condition of approval, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: On-site Inspection, Project Application Materials; PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech 2008.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in PDA04507; "Phase I Archaeological Assessment Assessor's Parcel No. 290-190-077, The Village Center at Glen Ivy, Glen Ivy Hot Springs Area, Riverside County, California", CRM Tech; 2008.

b) Based upon analysis of records and a survey of the property by CRM Tech, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. While no "archaeological resources," as defined by CEQA, were discovered during this study, the project area remains highly sensitive for subsurface archaeological deposits of both prehistoric and historic origins. Archaeological monitoring will be required and included as a condition of approval during all grading, grubbing, trenching, excavations, and other earth-moving operations associated with the proposed project to prevent inadvertent disturbances to potentially significant archaeological resources. With the inclusion of this condition of approval, impacts will be less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change



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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> 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  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> 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 © 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** Native American Consultation

Findings of fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to five requesting tribes on July 13, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseño Indians. The Rincon Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indians or the Gabrieleno Band of Mission Indians Kizh Nation. Consultation with Soboba was held on March 15, 2016 and February 16, 2017. Soboba told Planning that the area was sensitive for cultural resources and requested that a Soboba monitor be present during ground disturbing activities and that a condition be included for procedures to be followed in the case of unanticipated resources and/or human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on March 10, 2017 and consultation was concluded on the same day.

Consultation with Pechanga initially took place during a telephone conference on October 21, 2015. During this meeting Pechanga told Planning that the project was located within a village complex and a cultural landscape and expressed concerns for the project. The meeting was again discussed on November 9, 2015. On January 4, 2017, Planning provided the Tribe with the cultural report as well as the geology report and the conditions of approval. In a meeting on February 23, 2017, it was agreed that Planning would again provide the conditions of approval to the tribe and they would send a letter concluding consultation. This project was again discussed on March 3, 2017 and the agreement previously discussed was again agreed upon. On March 6, 2017 Planning again provided the tribe with the conditions of approval and on March 08, 2017 an email concluding consultation was received from the tribe.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

"(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1";

"(2) 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."

Regarding Pechanga's claim that the Project is within a cultural landscape; Public Resources Code section 21074(b) limits its definition such that "[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*" (Emphasis added.) Accordingly, if an area that may potentially be considered a "cultural landscape" is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a "tribal cultural resource" even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a traditional cultural landscape. Based on the known village name and the Pechanga's experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074. Therefore, the Project will have a less than significant impact on tribal cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated on Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project is mapped as having "Low Potential" for paleontological resources (fossils). Proposed project grading/earthmoving activities could potentially impact undiscovered resources. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. The impact to undiscovered paleontological resources will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

**Findings of Fact:**

a). As indicated on Riverside County GIS database, the project site is located within an Alquist-Priolo Earthquake Fault Zone and a county fault zone for the Elsinore (Glen Ivy North) Fault. Additionally, according to the Project Geologist, active faulting associated with the Elsinore fault zone has been identified along the western-most portion of the site, and appropriate structural setbacks have been provided for construction of habitable structures (GEO02541). No structures for human occupancy shall be constructed within this setback. Therefore, the impact will be less than significant and will not expose people or structures to potential substantial adverse effects.

b) The project site is located within an Alquist-Priolo Earthquake Fault Zone and known fault lines are present on and adjacent to the project site. However, according the Project Geologist, these fault lines have been well located and appropriate structural setbacks of 50 feet have been established for construction of habitable structures (GEO02541). No structures for human occupancy shall be constructed within this 50 foot setback. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact will 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
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**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; “Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California,” dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) According to the GIS database, there is a moderate potential for the site to be affected by seismically induced liquefaction. The Project Geologist’s evaluation and general liquefaction screening process indicates that the potential for liquefaction and associated adverse effects within the Pleistocene-age alluvial fan deposits is considered low, and perhaps moderate within the Holocene-age marsh deposits onsite (GEO02541). However, no structures are planned for construction within areas underlain by Holocene-age marsh deposits; therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk); “Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California,” dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) Due to the site's close proximity to the Elsinore fault zone, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. Large earthquakes could occur on other faults in the general area, but because of their lesser anticipated magnitude and/or greater distance, they are considered less significant than the Elsinore fault zone from a ground motion standpoint.

The effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the approved geologic study (GEO02541). 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
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**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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

The existing project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence, but not within an area of documented subsidence. The Project Geologist concluded that there could be a potential for seismically-induced subsidence within areas underlain by marsh deposits; however, no structures are proposed to be constructed within that area (GEO2541). Therefore, with project adherence to California Building Code (CBC) requirements and incorporation of recommendations contained in GEO02541 for the construction of the new buildings and renovations to the existing buildings, impacts with regard to ground subsidence will be to 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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). No steep hillsides subject to mudflow and no volcanoes are located near the project site, therefore project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c). The project will not involve any grading that would alter the topography, create cut or fill slopes, or result in grading that would affect or negate subsurface sewage disposal systems. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015 by GeoSoils, Inc. (GEO02541).

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

b). According to the Project Geologist (GEO02541), laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally very low to low, with an expansion index value of 20 and 33. There is a potential that the proposed development may be located on expansive soil; however California Building Code (CBC) requirements which pertain to industrial development will prevent impacts from rising beyond a level of less than significant.

c). No septic systems are proposed for the development, only infiltration systems for stormwater runoff. The geotechnical investigation (GEO02541) included an evaluation of infiltration tests done on site soils to determine their potential for accommodating stormwater runoff. All new infiltration systems would be installed in accordance with the County's permit requirements which states that onsite soils must meet infiltration minimums. Therefore, with adherence to permitting requirements the potential impacts from infiltration systems would be less than significant.

Mitigation: No mitigation measures are required.

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

**20. Erosion**

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

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

Findings of Fact:

a-b) The proposed project would be designed to avoid disturbances or changes to existing drainages as much as possible. Drainage control would be in accordance with County requirements such that there would be no changes to drainages that could cause adverse effects related to a change in deposition, siltation, or erosion of a river, stream, or lake. The project would also require a National Pollutant Discharge Elimination System (NPDES) construction permit which would reduce the potential for impacts from siltation and water erosion during construction. With the required NPDES permit potential impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Wind Erosion and Blowsand from project either on or off site.</b>	<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?				

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

Findings of Fact:

a). According to the Wind Erosion Susceptibility Map for the County, the project site is not located in an area considered to have a high or very high susceptibility to blowsand conditions. The project site is located in an area shown as having a moderate potential for wind erosion. However, soil erosion by wind is a potentially significant impact that could occur during grading and construction which vegetation is removed and soils disturbed. Wind erosion can be controlled during construction through implementation of erosion control BMPs as would be required under the NPDES Construction General Permit. See also a discussion of wind erosion in the Air Quality section of this document. With implementation of these BMPs, the potential impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Technical Memo "Olive Branch Church PP25776 Greenhouse Gas Assessment" by Environmental Concepts Company (EC2), May 26, 2016

**Findings of Fact:**

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 1 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 1 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 1 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO<sub>2</sub>e per year, impacts will be less than significant.

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

**Table 1**

**ESTIMATED GHG EMISSION IMPACTS**

**OLIVE BRANCH BAU CONSTRUCTION & OPERATIONS THROUGH CY 2030**

YEAR	Construction MT CO2e	Construction 30 yr Amort. MT CO2e	2018 Operations MT CO2e	2023 Operations MT CO2e	2030 Operations MT CO2e	Total annual MT CO2e
2017	669.69	47.39	0.00	0.00	0.00	47.39
2018	0	47.39	933.34	0.00	0.00	980.73
2019	0	47.39	933.34	0.00	0.00	980.73
2020	0	47.39	933.34	0.00	0.00	980.73
2021	0	47.39	933.34	0.00	0.00	980.73
2022	285.01	47.39	933.34	0.00	0.00	980.73
2023	0	47.39	933.34	444.68	0.00	1425.41
2024	0	47.39	933.34	444.68	0.00	1425.41
2025	0	47.39	933.34	444.68	0.00	1425.41
2026	0	47.39	933.34	444.68	0.00	1425.41
2027	0	47.39	933.34	444.68	0.00	1425.41
2028	0	47.39	933.34	444.68	0.00	1425.41
2029	467.06	47.39	933.34	444.68	0.00	1425.41
2030	0	47.39	933.34	444.68	826.82	2252.23
<b>TOTAL</b>	<b>1421.75</b>	<b>668.48</b>	<b>12,133.42</b>	<b>3,557.46</b>	<b>826.82</b>	<b>17,181.18</b>

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO2e per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS**

**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?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a). The proposed use, a church facility on approximately 12.38 acres, will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Materials that will be stored on the facility will consist primarily of k-rail, I-beams, concrete forms, steel forms, crash cushions, and reinforced concrete pipes. Construction equipment will not be stored on the project site. The project will have a less than significant impact.

b). Hazardous materials will not be stored onsite and in result, will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The impact will be less than significant.

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

d). The project is not located within a one-quarter mile of an existing school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.

e). The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, would it create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Airports</b>				
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	<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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working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d). The project site is not located within the influence area of an existing Airport Master Plan and as such, is not required to be reviewed by the Airport Land Use Committee (ALUC). In addition, the project is not located within close vicinity to a public airport (2 mile radius) or a private airstrip or heliport. The project will have 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?

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

Findings of Fact:

a) As indicated on Figure 11 "Wildfire Susceptibility" of the Temescal Canyon Area Plan, the project is located within an area that has a moderate and high probability of wildfires and as such, The Project site is located within a high fire hazard area; therefore, a fuel modification program, consistent with County requirements, is required to protect future residents from wildland fire hazards. The project shall be conditioned with the Condition of Approval 50.Fire.03. The fuel modification plan establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development on the Project site would interface with areas of natural vegetation. The fuel modification plan must be submitted to the Riverside County Fire Department for approval before the issuance of grading permits. Compliance with the fuel modification plan would be made a condition of Project approval. Mandatory compliance with the fuel modification plan would ensure that Project residents are not exposed to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Preliminary WQMP/Hydrology Study prepared by Armstrong & Brooks Consulting Engineers, revised December 15, 2016.

Findings of Fact:

a). A church facility on approximately 12.38 acres. The project scope will include the construction a 31,500 square foot worship building, a 14,500 square foot multi-purpose fellowship hall, 8,400 square foot multi-purpose classrooms, 10,200 square foot private elementary school, 8,400 square foot pre-school, 3,200 square foot maintenance building, and 617 parking spaces. The Hydrology report prepared for the Project states that all on-site flows will be treated and the increased runoff will be mitigated by 3 bio-retention basins and 1 infiltration trenches. About 3.72 acres along the southeast property line discharges to natural existing conditions and will be left untouched. All on-site flows are treated prior to discharge into the existing culverts on Temescal Canyon Road and Trilogy Parkway. There is no off-site runoff that is expected to impact the site. The off-site flow from the south enters the existing natural channel on the west side of Temescal Canyon Road and is intercepted by an existing double 24 inch CMP culvert and crosses Trilogy Parkway and the flow is away from the project site. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, condition of approval 10. TRANS. 6 requires that the culverts accept and properly dispose of all off-site drainage flowing onto or through the site. With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

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

c) Information provided in Geology Report 2541 stated that groundwater was not encountered during exploratory excavations. According to the State Water Resources Control Board database groundwater is greater than 100 feet below ground surface. Based on the results of the field exploration and review of site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements. Therefore, less than significant impacts will occur.

d) As indicated in above in 26 a. and b., the condition of approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Development of this site would increase peak flow rates on downstream properties. Condition of approval states that the entire area of the proposed development will be routed through a detention facilities to mitigate increase runoff. As proposed the applicant will be providing 3 water quality basin to reduce the runoff flow to predevelopment conditions. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The proposed Project is to allow a church facility of 73,600 square feet on 12.38 acres and three (3) water quality basins. Because the development of the Project site will result in the soil disturbance of more than one acre a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. In addition, conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site would generate an increase in peak flow rates on downstream properties and will require Best Management Practices and the construction of three (3) water quality basins to ensure that impacts to properties off-site will not occur. Therefore, impacts will be less than significant. (COA 10. TRANS. 10)

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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**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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County and is currently vacant. The project will have water quality basins placed throughout the project site to serve as the drainage system. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. In the developed condition, streets and pads will drain via overland flow and storm drain to the natural drainage courses onsite. Peak stormwater flows leaving the site, post-development, will be reduced to mimic the undeveloped condition runoff for the 100 year storm. The natural drainage courses that receive storm water runoff flows from developed portions of the Project site (either directly or via the water quality/detention basins) would be discharged in close proximity to historic flow locations – into natural drainage courses that would carry runoff to the east side of Temescal Canyon Road. With construction of the proposed stormwater drainage system, the proposed Project would not substantially alter the existing drainage pattern of the Project site or change absorption rates in any way that could result in flooding on- or off-site. Impacts will be less than significant.

c) According to the Temescal Canyon Area Plan Figure 10, *Flood Hazards*, of the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. There are no levees within the Project vicinity that could expose the Project site to flood hazards. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) As discussed in the responses to thresholds 27(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the Project would not substantially alter the drainage characteristics of the Project site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The project will not result in a substantial alteration to the present or planned land use of an area. The existing land use designation of the project site is Commercial Retail (CR) as reflected in the Land Use Planning Area No. SP 221 and is surrounded to the north, east and south with properties that have a land use designation of Commercial Retail (CR). The proposed project will not involve the alteration of the existing land use designation as part of the project scope. The project will have no impact.

b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the City of Corona Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. 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
<b>29. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-e). The project will be compatible with the existing zoning designation of the Mountain Springs Specific Plan No. 221, Planning Area No. 18 which identifies this area for Neighborhood Commercial (C) and allows for uses located in the Scenic Highway Commercial (C-P-S) zone. The proposed church facility will be consistent with the surrounding zoning designations of Scenic Highway Commercial (C-P-S) zone. The proposed church facility will be consistent with surrounding uses as it will serve the Mountain Spring residents and the surrounding region and is consistent with the land use designations and policies of the General Plan and the Mountain Spring Specific Plan No. 221. The site is adjacent to vacant land to the north, east and west and a designated open space and golf course to the west and will not divide the physical arrangement of an established community as it is the intent of the Specific Plan to have non-residential uses on that site. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>30. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The project site is located within MRZ-3 which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Impacts will be less than significant.

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Project site is not identified as an important mineral resource recovery site by the County General Plan (County of Riverside, 2003a, Figure OS-5). Impacts will be less than significant.

c). The area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (County of Riverside, 2003a, Figure OS-5). The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Impacts will be less than significant.

d). The proposed Project would include residential land uses and does not involve the construction or operation of a mine or quarry. As described above under Threshold 29.c. the Project is not located in close proximity to any planned, existing, or former (i.e., closed, abandoned) surface mines or quarries. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Impacts will be less than significant.

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**

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

NA  A  B  C  D

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

NA  A  B  C  D

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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b). As indicated through the utilization of GIS and Riverside County General Plan Figure S-19 "Airport Locations", the project is not located within an existing airport land use plan nor within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

As outlined in Riverside County General Plan Figure C-1 "Circulation Plan" and through the utilization of GIS, it has been determined that the project site is not located adjacent to an existing railroad. In result, the project will not be affected by noise generated by a neighboring railroad. Therefore, there will be no impact.

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:

a). The project site is located approximately 1,500 feet west of Interstate 15 (I-15). The Riverside County General Plan EIR indicates that uses greater than 1,228 feet and less than 2,645 feet from a freeway corridor would be subject to noise levels ranging from 55dBA to 60 dBA (Riverside County, 2003c, Figure 4.13.9). According to the General Plan, Church uses are considered normally acceptable at noise levels up to 70 dBA CNEL (Riverside County, 2003a, Table N-1). Therefore, impact is 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
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<b>34. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The Project site does not contain any other aspects that would qualify as "other noise" that is not addressed by other thresholds. No impact would occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>35. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a). The proposed project will result in a substantial increase in ambient noise levels in the area which currently exist without the project; however, the proposed project for a church, which the area is designated for, will be adjacent to a heavily wooded open space and golf course to the west which will mitigate any excessive noise from the church facility to the residential. Impact will be less than significant.

b). The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

c). The proposed project is for a church containing multi-purpose rooms, a pre-school and elementary school and outdoor play area. While the use may generate noise due to vehicular traffic and children

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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playing, the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in mostly undeveloped, rural area of the County with few sources of exterior noise. Residential land uses are adjacent to the Project site to the west, the golf course to the south and vacant land are located to the north of the Project site. There are no industrial, commercial or other land uses in the vicinity of the Project site that could be considered substantial stationary noise sources. The Project site is not located adjacent to any collector or local streets. The impact will be less than significant.

d). The proposed project may create excessive ground-borne vibration or noise above existing levels during construction. As mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

Findings of Fact:

a-f). The type of use proposed for the project site, a church facility, does not involve or affect housing within close vicinity. The project will not displace a substantial number of existing housing, create a demand for additional housing, displace a substantial number of persons, affect a County Redevelopment Project Area, exceed regional or local population projections, or induce substantial population growth in the area. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: 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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 10. PLANNING. 12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. (COA 10. PLANNING. 12)

Mitigation: No mitigation measures are required.

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

**39. Schools**

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

Development of the property as a church with an associated school facility will not create a demand for public school services within the Corona-Norco Unified School District. On the contrary, the proposed elementary school associated with the church will provide the region with an educational alternative and potentially relieve the need for public school services from nearby residents. The project will not require the provision of new or altered government facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant. (COA 80. PLANNING. 11)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a direct demand for library services and will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant. (COA 10 PLANNING. 12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed church facility will not create a direct impact on public and/or private health services. The site is located within the service parameters of County health centers. Any construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project will have 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"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b). The project use, a church facility, would not require the utilization of existing or development of recreational facilities within vicinity to the project site. The proposed project is adjacent to a golf course as part of the Mountain Springs Specific Plan. Surrounding the project site to the north, east and south is Scenic Commercial Highway (C-P-S). The project will have no impact.

c). The project site is not located within an existing Parks and Recreation District but is located within a CSA (152) but is not subject to pay applicable Quimby Fees. As outlined in section 10.35 of Ordinance No. 460, the project will not involve the subdivision of the project for residential development purposes. As such, the project will not require to pay applicable Quimby Fees. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Recreational Trails**

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Temsecal Canyon Area Plan Figure 8, *Temsecal Canyon Area Plan Trails and Bikeway System*, there are not bike trails in the immediate vicinity of the Project site. However, the proposed Project is adjacent to a Community Trail and Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail) and is not expected to result in a conflict with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project is to allow a church facility of 73,600 square feet on 12.38 acres and three (3) water quality basins will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours. Typically 100 peak trips would trigger the need for a traffic study. This ultimate project development (Phases I, II & III) would result in 1,370 daily trips (one half arriving, one half departing), with 313 trips (175 inbound, 138 outbound) produced in the weekday AM peak hour, 118 trips (56 inbound, 62 outbound) produced in the weekday PM peak hour, and 886 trips (175 inbound, 182 outbound) produced in the Sunday Midday peak hour. Mitigation measures have been imposed on the Project to address these cumulative deficiencies (refer to Mitigation Measures M-TR-1 through M-TR-5). Therefore, all impacts will be less than significant with mitigation incorporated.

b) The proposed Project will a result in a substantial increase of traffic due to the large increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways with the mitigation measures implemented.

TABLE 9-1  
EXISTING WITH AMBIENT GROWTH YEAR 2016 WITH PROJECT PHASE I WITH CUMULATIVE PROJECTS CONDITIONS  
PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY<sup>17</sup>

Key Intersection	Minimum Acceptable LOS	Time Period	(1) Existing Traffic Conditions		(2) Existing With Ambient Growth Year 2016 With Project Phase I With Cumulative Projects Traffic Conditions		(3) Significant Impact Yes/No	(4) Existing With Ambient Growth Year 2016 With Project Phase I With Cumulative Projects With Improvements	
			Delay (s/v)	LOS	Delay (s/v)	LOS		Delay (s/v)	LOS
1. Temescal Canyon Road at I-15 NB Ramps	D	Weekday AM	43.8	D	<b>75.7</b>	E	Yes	23.6	C
		Weekday PM	24.5	C	26.8	C	No	26.7	C
		Sunday Midday	22.2	C	23.3	C	No	22.9	C
2. Temescal Canyon Road at I-15 SB Ramps	D	Weekday AM	20.0	C	27.6	C	No	--	--
		Weekday PM	29.2	C	48.3	D	No	--	--
		Sunday Midday	22.1	C	40.8	D	No	--	--
3. Temescal Canyon Road at Lawson Road	D	Weekday AM	15.5	C	25.8	D	No	--	--
		Weekday PM	19.0	C	30.9	D	No	--	--
		Sunday Midday	14.3	B	32.9	D	No	--	--
4. Temescal Canyon Road at Squaw Mountain Road	D	Weekday AM	11.2	B	<b>38.4</b>	E	Yes	13.7	B
		Weekday PM	10.9	B	<b>43.0</b>	E	Yes	12.8	B
		Sunday Midday	10.9	B	<b>148.0</b>	F	Yes	16.5	C
5. Temescal Canyon Road at Trilogy Parkway	D	Weekday AM	12.7	B	14.4	B	No	15.4	B
		Weekday PM	15.4	B	15.9	B	No	16.3	B
		Sunday Midday	14.5	B	16.8	B	No	20.2	C

**Notes:**

- LOS = Level of Service, please refer to *Tables 3-1 and 3-2* for the LOS definitions
- **Bold Delay/LOS values** indicate adverse service levels based on the LOS standards mentioned in this report.

<sup>17</sup> Appendix E contains the Delay/LOS calculation worksheets for all study intersections.

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

TABLE 9-2  
EXISTING WITH AMBIENT GROWTH YEAR 2021 WITH PROJECT PHASE II WITH CUMULATIVE PROJECTS CONDITIONS  
PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY <sup>19</sup>

Key Intersection	Minimum Acceptable LOS	Time Period	(1) Existing Traffic Conditions		(2) Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects Traffic Conditions		(3) Significant Impact	(4) Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects With Improvements	
			Delay (s/v)	LOS	Delay (s/v)	LOS	Yes/No	Delay (s/v)	LOS
1. Temescal Canyon Road at I-15 NB Ramps	D	Weekday AM	43.8	D	25.9	C	No	--	--
		Weekday PM	24.5	C	28.0	C	No	--	--
		Sunday Midday	22.2	C	--	--	No	--	--
2. Temescal Canyon Road at I-15 SB Ramps	D	Weekday AM	20.0	C	34.1	C	No	23.8	C
		Weekday PM	29.2	C	<b>63.7</b>	<b>E</b>	<b>Yes</b>	34.2	C
		Sunday Midday	22.1	C	--	--	No	--	--
3. Temescal Canyon Road at Lawson Road	D	Weekday AM	15.5	C	32.9	D	No	18.4	C
		Weekday PM	19.0	C	<b>38.2</b>	<b>E</b>	<b>Yes</b>	19.9	C
		Sunday Midday	14.3	B	--	--	No	--	--
4. Temescal Canyon Road at Squaw Mountain Road	D	Weekday AM	11.2	B	<b>64.7</b>	<b>F</b>	<b>Yes</b>	11.6	B
		Weekday PM	10.9	B	<b>54.7</b>	<b>F</b>	<b>Yes</b>	12.2	B
		Sunday Midday	10.9	B	--	--	No	--	--
5. Temescal Canyon Road at Trilogy Parkway	D	Weekday AM	12.7	B	15.0	B	No	--	--
		Weekday PM	15.4	B	16.3	B	No	--	--
		Sunday Midday	14.5	B	--	--	No	--	--

Notes:

- LOS = Level of Service, please refer to Tables 3-1 and 3-2 for the LOS definitions

TABLE 13-1  
EXISTING WITH AMBIENT GROWTH YEAR 2016 WITH PROJECT PHASE I WITH CUMULATIVE PROJECTS  
TRAFFIC CONDITIONS INTERSECTION FAIR SHARE CONTRIBUTION

Key Intersection	Impacted Time Period	(1)	(2)	(3)	(4)
		Project Only Volume	Existing Volume	Existing With Ambient Growth Year 2016 With Project Phase I With Cumulative Projects Volume	Project Fair Share Responsibility
1. Temescal Canyon Road at I-15 NB Ramps	Weekday AM	109	1,686	2,000	<b>34.71%</b>
	Weekday PM	--	--	--	--
	Sunday Midday	--	--	--	--

Notes:

- Net Project Percent Increase (4) = Column (1) / [Column (3) – Column (2)]
- **Project Fair Share Responsibility** is based on worse case

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 13-2  
EXISTING WITH AMBIENT GROWTH YEAR 2021 WITH PROJECT PHASE II WITH CUMULATIVE PROJECTS  
TRAFFIC CONDITIONS INTERSECTION FAIR SHARE CONTRIBUTION**

Key Intersection	Impacted Time Period	(1) Project Only Volume	(2) Existing Volume	(3) Existing With Ambient Growth Year 2021 With Project Phase II With Cumulative Projects Volume	(4) Project Fair Share Responsibility
2. Temescal Canyon Road at I-15 SB Ramps	Weekday AM	--	--	--	--
	Weekday PM	87	1,459	1,992	<b>16.32%</b>
	Sunday Midday	--	--	--	--
3. Temescal Canyon Road at Lawson Road	Weekday AM	--	--	--	--
	Weekday PM	87	1,002	1,458	<b>19.08%</b>
	Sunday Midday	--	--	--	--
4. Temescal Canyon Road at Squaw Mountain Road	Weekday AM	254	746	1,299	<b>45.93%</b>
	Weekday PM	88	901	1,343	<b>19.91%</b>
	Sunday Midday	--	--	--	--

Notes:

- Net Project Percent Increase (4) = Column (1) / [Column (3) – Column (2)]
- **Project Fair Share Responsibility** is based on worse case

According to Table 9-1 and Table 9-2 of the Riverside County Transportation Commission (RCTC) Congestion Management Agency (CMA), the only facilities that are identified as part of the Congestion Management Program (CMP) roadway system within the Project’s study area (i.e., where the Project would contribute 50 or more peak hour trips) at the Temescal Canyon Road at I-15 NB Ramps: Widen and re-stripe the I-15 NB Off-Ramp to provide for an exclusive westbound right-turn lane. Modify existing traffic signal. Also at the intersection of Temescal Canyon Road at Squaw Mountain Road: Restrict west leg access (Project driveway) to inbound traffic only. Reroute outbound trips to exit at southern driveway and travel to Temescal Canyon Road via Trilogy Parkway. As indicated in Table 13-1 through Table 13-2, Temescal Canyon Road at I-15 NB Ramps: Widen and re-stripe the I-15 NB Off-Ramp to provide for an exclusive westbound right-turn lane. Modify existing traffic signal. Temescal Canyon Road at Lawson Road: Widen and re-stripe Temescal Canyon Road to create a two-way left-turn lane (located north of the intersection) to provide storage for one vehicle. Temescal Canyon Road at Squaw Mountain Road: Install a traffic signal and design for five-phase operation with protected northbound and southbound left-turn phasing. Install crosswalks to the north, south, east, and west legs. The Project would contribute to a deficient LOS at these on- and off-ramps during any study scenario without the intended implemented mitigation measures. Additionally, the Project would not cause or contribute to any queuing deficiencies affecting the I-15 NB. Therefore, all impacts will be less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The Project site is not in the vicinity of any public or active private airfield and the Project does not include an air travel component (e.g., runway, helipad, etc.). Structures proposed by the Project site would be less than 75 feet in height as required by the Riverside County Zoning Ordinance No. 348 for religious structures, and would not interfere with air travel. Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. In addition, the Project site is not located near a railroad or navigable waterway and does not contain any rail or water components. Accordingly, the Project would not alter rail or waterborne traffic. No impact would occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project has been conditioned with the conditions of approval (80.Trans.11, 80.Trans.12, 80.Trans.13, 80.Trans.14 and 80.Trans.15) which will incorporate monitoring and maintenances. Therefore, no impact will occur.

f) Implementation of the proposed Project would result in the establishment of several altered roadways within the Project site that would require maintenance. Maintenance of the Project's roadways would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Initial Study, and any identified significant impacts have been mitigated to the maximum feasible extent. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Maintenance of roadways would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this Initial Study, and impacts would therefore be less than significant.

g) The proposed Project will ultimately allow for the construction of church facility of 73,600 square feet on 12.38 acres. Short- term impacts will occur to the local roadway system during grading and construction. The capacity improvements involve roadway widening and/or re-striping to reconfigure (add lanes) roadways to specific approaches of a key intersection. However, compliance with construction hours of operation and the staging of equipment and vehicles will ensure less than significant impacts will occur. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, 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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i) The Riverside County General Plan does not identify the proposed Project site for any public transit facilities, pedestrian facilities, planned Regional Trails, other than bikeways where there will be a Class II Bikeways along the eastern boundary within the road right of way Temescal Canyon Road. the Project would be fully consistent with the General Plan's proposed trail alignments. There are no components of the proposed Project that would substantially decrease the performance or safety of any public transit facilities, bikeways, or pedestrian facilities. Accordingly, Impacts will be less than significant.

Mitigation:

M-TR-1 (80.TRANS. 11) Prior to the issuance of any building permits, Phase 1 includes a 43,972 SF church building, 140 student elementary school, and SO student preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: Signals not eligible for fee credit: I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) (signal modification) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

M-TR-2 (80.TRANS. 12) Prior to the issuance of any building permits, Phase 2 includes the Addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: Signals not eligible for fee credit: Temescal Canyon Road (NS) at Squaw Mountain Road (EW) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

M-TR-3 (80. TRANS. 13) Prior to the issuance of any building permits, Phase 1 includes 43, 972 SF church building, 140 student elementary school, and 80 student preschool. The intersection of I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics: Northbound: one shared left-turn/through lane, one right-turn lane Southbound: N/A Eastbound: one left - turn lane, two through lanes Westbound: two through lanes, one free right-turn lane The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be improved to provide the following geometrics: Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one shared through/right-turn lane Eastbound: N/A (inbound traffic only) Westbound: one shared left-turn/through/right-turn lane NOTE: For Phase 1, the access on Temescal Canyon Road shall be limited to ingress only. No egress shall be allowed. Project traffic shall be rerouted to exit from the access on Trilogy Parkway or as approved by the Transportation Department. All improvements listed are requirements for interim

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

M-TR-4 (80.TRANS. 14) Prior to the issuance of any building permits, Phase 2 the intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be signalized and improved to provide the following geometrics: Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one shared through/right-turn lane Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one shared left-turn/through / right-turn lane NOTE: For Phase 2, the signal shall provide protected northbound and southbound left-turn phasing. Crosswalks shall be installed on all legs of the intersection or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

M-TR-5 (80. TRANS. 15) Phase 3 includes the expansion of 29,628 SF to the church building in Phase 1. The intersection of I-15 Southbound Ramps (NS) at Temescal Canyon Road (EW) shall be signalized and improved to provide the following geometrics: Northbound: N/A, Southbound: one shared left-turn/through lane, one right-turn lane Eastbound: two through lanes, one free right-turn lane Westbound: one left-turn lane, one through lane NOTE: For Phase 3, the applicant shall restripe the eastbound approach on Temescal Canyon Road to provide a second through lane or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Monitoring:

M-TR-1 Prior to issuance of the first building permit, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

M-TR-2 Prior to the issuance of building permits, the Riverside County Building and Safety Department shall verify that the standard Traffic and Railroad Signal Mitigation Fee and the Transportation Impact Fee has been paid to the City of Riverside.

M-TR-3 Prior to the issuance of the first building permit final inspection, the Project Applicant shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid or bonding for construction has been posted.

45. Bike Trails

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

Findings of Fact:

According to the Temsecal Canyon Area Plan Figure 8, *Temsecal Canyon Area Plan Trails and Bikeway System*, there are not bike trails in the immediate vicinity of the Project site. However, the proposed Project is adjacent to a Community Trail and Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail) and is not expected to result in a conflict with the trail alignments. Accordingly, there would be a less than significant 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?

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

Source: Department of Environmental Health Review, EEI Geotechnical & Environmental Solutions dated October 6, 2015, Santa Ana Watershed Project Authority letter dated August 20, 2015, Western Municipal Water District letter dated July 31, 2015.

Findings of Fact:

a) On-site water quality basins are proposed and will not result in the construction of new water treatment facilities or expansion of existing facilities. No impact will occur.

b) The Western Municipal Water District has agreed in writing to furnish domestic water to each and every lot within the proposed subdivision. The source of domestic water will be provided from an existing water line located within an adjacent street. No expanded entitlements will be required. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

b) Result in a determination by the wastewater



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, EEI Geotechnical & Environmental Solutions dated October 6, 2015

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Temescal Valley Water District (TVWD) (COA 10.E HEALTH.1) and it is the responsibility of the developer to meet this requirement. Overall, this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The closest landfill to the project is the El Sobrante Landfill located at 10910 Dawson Canyon Road. This landfill encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. As of January 1, 2016, the landfill had a remaining in-County disposal capacity of approximately 57.5 million tons. In 2015, the El Sobrante Landfill accepted a total of 717,804 tons of waste generated within Riverside County. The daily average for in-County waste was 2,338 tons during 2015. The landfill is expected to reach capacity in approximately 2057. The annual disposal rate per person per day in unincorporated Riverside County was 6.4 pounds. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In 2015, the El Sobrante Landfill accepted a total of 717,804 tons of waste generated within Riverside County. The daily average for in-County waste was 2,338 tons during 2015. The landfill is expected to reach capacity in approximately 2057. The annual disposal rate per person per day in unincorporated Riverside County was 6.4 pounds. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145). Impacts to this landfill are considered to be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**49. Utilities**

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

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

Source:

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by AT&T and Charter. Although PP25776 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

**Storm Water Drainage**

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this Initial study. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

**Street Lighting**

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to construction of street lights are evaluated as less than significant.

**Public Facilities Maintenance**

There would be less than significant impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, impacts will be less than significant and no mitigation is required.

**Other Governmental Services**

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**50. Energy Conservation**

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

**Source:** Project Application Materials

**Findings of Fact:**

a). Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a church facility to include multi-purpose rooms, a pre-school and elementary school. The land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the Project site; thus 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 significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Tile 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. 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**

<p><b>51.</b> 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

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

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: N/A

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

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

**VII. AUTHORITIES CITED**

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

~~10. EVERY. 1~~ USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is the phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

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10. GENERAL CONDITIONS

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

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 - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25776, Exhibit A.

10. EVERY. 4 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of lot Plan No. 25776 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25776 AMD#3, Exhibit A, Site Plan, dated 2/02/2017

APPROVED EXHIBIT B/C = Plot Plan No. 25776 AMD#2, Exhibit B/C, Floor Plans and Elevations, dated 9/16/2016

APPROVED EXHIBIT G = Plot Plan No. 25776, Exhibit G, Conceptual Grading Plan, dated 2/02/2017

APPROVED EXHIBIT L = Plot Plan No. 25776, Conceptual Landscaping and Irrigation Plan, dated 8/9/2016

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3           USE - OBEY ALL GDG REGS (cont.)           RECOMMND  
Building and Safety Department.

10.BS GRADE. 4           USE - DISTURBS NEED G/PMT           RECOMMND  
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 7           USE - EROSION CNTRL PROTECT           RECOMMND  
Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8           USE - DUST CONTROL           RECOMMND  
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9           USE - 2:1 MAX SLOPE RATIO           RECOMMND  
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11          USE - MINIMUM DRNAGE GRADE           RECOMMND  
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13          USE - SLOPE SETBACKS           RECOMMND  
Observe slope setbacks from buildings & property lines per the California Building Code and Ordinance 457.

10.BS GRADE. 23          USE - MANUFACTURED SLOPES           RECOMMND  
Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.



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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 SUBMISSION REQUIREMENTS RECOMMND

When submitting plans for plan check:

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 the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.
- 6.Connect to all playgrounds and sports fields

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

PERMIT ISSUANCE:

Per section 105.1 (2013 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

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

SUBMISSION REQUIREMENTS (cont.)

RECOMMND

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.

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

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

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

Craig Lobnow  
Riverside County Building & Safety  
Principal Building Inspector  
(951) 955-8578

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 2 USE - NO NOISE REPORTS

RECOMMND

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

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

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

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

10.E HEALTH. 3 USE - ECP COMMENTS

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact RCDEH-ECP at (951) 955-8980, for further information.

10.E HEALTH. 4 USE - NO CAMPS

RECOMMND

This project was not evaluated to have a camp operation. Any references to a "camp" for the project was meant by the applicant to be a theme for that area of the property.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

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

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1,500 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 type III B and III A construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of the buildings as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code, Appendix C.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Any 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. 7 USE-#88A-AUTO/MAN GATES

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25776 is a proposal for a worship center and school on a 14.53-acre site in the Glen Ivy area. The site is located on the northwest corner of Temescal Canyon Road and Trilogy Parkway approximately 1,200 feet north of Glen Ivy Road. The site is Lot 264 of Tract Map 29416-1 of the Trilogy at Glen Ivy Master Planned Community.

Our review indicates that the site is subject to sheet flow flooding from the south out of Coldwater Canyon Wash. The bulk of the flows from Coldwater Canyon Wash cross Temescal Canyon Road near the intersection with Glen Ivy Road and parallel along the east side of Temescal Canyon Road before veering east to a freeway culvert. Coldwater Canyon Wash, which has a tributary drainage of approximately 5,000 acres in this reach, is not improved and the 100-year stormwater runoff is not contained within the natural drainage course.

The 100-year floodplain limits for Coldwater Canyon are shown on the Awareness Maps that were prepared by the Department of Water Resources (DWR) are just east and south of the site.

This watershed is prone to a considerable amount of debris laden flows. Although some of the watershed flows, including Bixby Canyon, Anderson Canyon and Mountain Cove, are captured in debris basins constructed by the Trilogy development upstream approximately two-thirds of the watershed is still prone to considerable debris production.

The existing drainage channel along the northern property line conveys offsite flows from the Trilogy Development to the east side of Temescal Canyon Road and Coldwater Canyon Wash. This channel is not owned/maintained by the Riverside County Flood Control District. No additional

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10. GENERAL CONDITIONS

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

mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCO) requirements in the WQMP are met. This project does not involve any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary Water Quality Management Plan (WQMP) are being processed by the Transportation Department.

The finished floor elevation for the proposed buildings shall be constructed a minimum of 12 inches above the top of channel located along the northern boundary and 12 inches above all adjacent roadways in order to protect the proposed development from potential flooding from tributary offsite stormwater runoff for the 100-year storm event.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

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

- Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
    - i) A County Official is contacted.
    - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
    - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
  - b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
  - c) The Most Likely Descendent (MLD) may make recommendations

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

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

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

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

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10. GENERAL CONDITIONS

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

10.PLANNING. 3 USE - HOOD/DIRECT LIGHTING RECOMMND  
Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

10.PLANNING. 4 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. 5 USE - COMPLY BUILDING & SAFETY RECOMMND  
Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 6 USE - MAINTAIN SCAQMD PERMITS RECOMMND  
If at any time a permit is issued by the South Coast Air Quality Management District concerning this Plot Plan's approval is revoked for any reason or not renewed, this Plot Plan is rendered null and void.

10.PLANNING. 7 USE - MINIMUM PARKING FOR USE RECOMMND  
A minimum of 417 parking spaces shall be provided midweek and 55 parking spaces on the weekend in accordance with Section 18.12 of Riverside County Ordinance No. 348.

10.PLANNING. 8 USE - COMPLY WITH ORD. 655 RECOMMND  
All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

10.PLANNING. 9 USE - CAUSES FOR REVOCATION RECOMMND  
In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,



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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 10 USE - LOW PALEO RECOMMND

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the

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10.PLANNING. 10 USE - LOW PALEO (cont.)

RECOMMND

7. A paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 34 USE - GEO02541 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2541, submitted for Plot Plan No. 25776 (PP25776), was prepared by GeoSoils, Inc. (GSI). The report is titled; "Update Geotechnical Investigation and Percolation/Infiltration Testing, Planning Area 18 (PA-18), APN 290-190-077, Temescal Canyon Area, Riverside County, California," dated January 30, 2015. In addition, GSI has submitted the following reports for the project:

"Response to Riverside County Planning Department Review Comments Letter, Dated April 5, 2017, Plot Plan No. 25776 (Former Planning Area 18 (PA-18), Temescal Valley Area, Riverside County, California", date July 13, 2017.

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10. GENERAL CONDITIONS

10. PLANNING. 34 USE - GEO02541 ACCEPTED (cont.)

RECOMMND

"Supplemental Feasibility Level Percolation/Infiltration Testing, Planning Area 18 (PA-18, APN 290-190-077, Temescal Valley Area, Riverside County, California", dated December 9, 2015.

"Response to County of Riverside, Planning Department, Review Comments letter, Dated July 8, 2008, Parcel Map 36104, +/-12.07-Acre Commercial Site, Temescal Canyon Area, Riverside County, California", dated August 6, 2008.

"Addendum to Supplemental Fault/Seismic Investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon Area, Riverside County, California, For Shea Homes for Active Adults, 24120 Warm Springs Road, Corona, California, 92883" dated April 4, 2007.

"Supplemental Fault/Seismic Investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon Area, Riverside County, California, For Shea Homes for Active Adults, 24120 Warm Springs Road, Corona, California, 92883" dated January 24, 2007.

These documents are hereby incorporated into GEO02541. GEO02541 concluded:

1. Active faulting associated with the Elsinore fault zone has been identified along the western-most portion of the site, and appropriate structural setbacks have been provided for construction of habitable structures.
2. Our evaluation and general liquefaction screening process indicates that the potential for liquefaction and associated adverse effects within the Pleistocene-age alluvial fan deposits is considered low, and perhaps moderate within the Holocene-age marsh deposits onsite.
3. The potential for seismically induced densification is considered low; however, some densification of the fill and fan deposits could occur.
4. The potential for tectonic induced subsidence should be inherently mitigated by the lack of proposed structures within the marsh deposits and recommended fault setback zone associated with the Glen Ivy North fault onsite.
5. Due to the flat lying nature of the site, the potential for mass wasting phenomena to effect the site is considered low.
6. The potential for surface flooding, although considered low, cannot be entirely precluded, and should be further evaluated by the design civil engineer due to the proximity of the site to the Glen Ivy Marsh and the primary flood control channel for the Trilogy at Glen Ivy project that traverses the property to the north.
7. Expansion Index test results ranging from 20 to 33

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## 10. GENERAL CONDITIONS

10.PLANNING. 34

USE - GEO02541 ACCEPTED (cont.) (cont.)

RECOMMND

indicate that site soils tested are generally very low to low in expansion potential; however, the presence of soils with a medium expansion potential cannot be precluded.

GEO02541 recommended:

- 1.Active faulting associated with the Elsinore fault zone has been identified along the western-most portion of the site, and appropriate structural setbacks have been provided for construction of habitable structures. No habitable structures should be constructed within this setback zone.
- 2.Any existing surficial/subsurface structures (i.e., wells, septic systems, etc.), major vegetation, tree remains, and any miscellaneous debris should be removed from the areas of proposed grading.
- 3.Cavities of loose soils (including all previous fault finding trenches) remaining after demolition and site clearance should be cleaned out, observed by the soils engineer, processed, and replaced with fill that has been moisture conditioned to at least optimum moisture content and compacted to at least 90 percent of the laboratory standard (ASTM D 1557).
- 4.All undocumented artificial fill (including all previous fault finding trenches), topsoil/colluvium, and young alluvium should be completely removed.
- 5.Near surface weathered marsh deposits and alluvial fan deposits should be removed to competent marsh deposits and alluvial fan deposits (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials), if not removed by proposed excavation within areas proposed for settlement-sensitive improvements.
- 6.For preliminary planning purposes, undocumented fill thicknesses (including previous fault trenches) are estimated to be on the order of +/-1 foot to as much as +/-18 feet in portions of the site; approximately 10 feet in areas delineated as marsh deposits; and approximately 5 feet in areas delineated as older fan deposits.
- 7.A minimum of 2 feet of compacted fill is recommended below all foundations.

GEO No. 2541 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2541 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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02541 ACCEPTED (cont.) (cont.) (cont)RECOMMND

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

SURVEY DEPARTMENT

10.SURVEY. 1 USE - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Temescal Canyon Road per modified County Standard No. 103, Ordinance 461, exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, 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. 2 USE - COUNTY WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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

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

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

10.TRANS. 4 USE - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

10. TRANS. 4 USE - TS/CONDITIONS (cont.)

RECOMMND

to traffic impacts.

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

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

I-15 Northbound Ramps (NS) at:  
Temescal Canyon Road (EW)

I-15 Southbound Ramps (NS) at:  
Temescal Canyon Road (EW)

Temescal Canyon Road (NS) at:  
Lawson Road (EW)  
Squaw Mountain Road (EW)  
Trilogy Parkway (EW)  
Maitri Road (EW)

Campbell Ranch Road (NS) at:  
Temescal Canyon Road (EW)

North Project Access (NS) at:  
Temescal Canyon Road (EW)

South Project Access (NS) at:  
Temescal Canyon Road (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 6 USE - INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for



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## 10. GENERAL CONDITIONS

### 10. TRANS. 6 USE - INCREASED RUNOFF (cont.)

RECOMMND

the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County,

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - INCREASED RUNOFF (cont.) (cont.) RECOMMND

should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

\*\*\*\*\* Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

10.TRANS. 7 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 8 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (where applicable).

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

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the

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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.) RECOMMND

waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed 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                   RECOMMND

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                   RECOMMND

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14. USE - SWPPP REVIEW

RECOMMND

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

60.BS GRADE. 15 USE - FAULT LOCATIONS

RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

EPD DEPARTMENT

60.EPD. 2 EPD - 30-DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 3 EPD - MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

EPD - MPTA NESTING BIRD SURVEY (cont.)

RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 7

EPD - OAK TREE MITIGATION PLAN

RECOMMND

Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management Guidelines. Mitigation for individual oak trees is based on its current health, age, and habitat value. According to the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014, Oak Tree #7 is proposed for removal. Oak Tree #7 was measured at 62 inches Diameter at Breast Height and is located in the southern portion of the project site along Trilogy Parkway. An Oak Tree Mitigation and Monitoring Plan is required to be submitted to the Environmental Programs Division staff for review and approval. The oak tree mitigation/replacement ratio are



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7                      EPD - OAK TREE MITIGATION PLAN (cont.)                      RECOMMND

based on the current health, age, and habitat value of the tree proposed for removal. The County will consider a replacement ratio of 10:1 for the removal of Tree #7. The Oak Tree Mitigation and Monitoring Plan shall include the following information:

\*Delineate the location of the oak tree mitigation areas on the project map.

\*Indicate the size of the proposed replacement trees

\*Indicate the species of the proposed replacement trees. Replacement oak trees should be of the same species as the tree being removed (coast live oak).

\*Outline the proposed maintenance/monitoring strategy to ensure tree survival. Consider survival rate and success criteria.

\*Replacement oak trees should be maintained for at least five years to allow for establishment.

60.EPD. 8                      EPD - GRADING PLAN CHECK                      RECOMMND

Riparian/Riverine Resources

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP

Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The project site contain 1.01 acres riparian scrub habitat along the northern site boundary and 0.26 acre of riparian woodland habitat along the western project site boundary. Vegetation communities were mapped in the January 20, 2016 General Biological Resources Assessment completed by HELIX Environmental Planning, Inc.

Oak Tree Resources

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the six oak trees being avoided to EPD's satisfaction. The oak trees shall be clearly labeled to EPD's satisfaction. Please label avoided oak trees with the label "Oak Tree Avoidance". Seven total coast live oak (*Quercus agrifolia*) trees are located on the

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60.EPD. 8 EPD - GRADING PLAN CHECK (cont.) RECOMMND

project site as documented within the Oak Tree Preservation Study completed by Arborgate Consulting, Inc. dated January 8, 2014. Six oak trees are located along Temescal Canyon Road and one oak tree (Tree #7 measures at 62 inches Diameter at Breast Height) is located in the southern portion of the project site adjacent to Trilogy Parkway. The project proposes to remove oak tree #7 located in the southern portion of the project site along Trilogy Parkway. Removal of oak trees requires mitigation in accordance with the Riverside County Oak Tree Management guidelines.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE ELEVATE FINISHED FLOOR RECOMMND

The finished floor elevation for the proposed buildings shall be constructed a minimum of 12 inches above the top of channel located along the northern boundary and 12 inches above all adjacent roadways in order to protect the proposed development from potential flooding from tributary offsite stormwater runoff for the 100-year storm event.

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAILS PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall include the trails as follows: Historic Trail on Temescal Canyon Road, Theme Road A trails on

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 USE - TRAILS PLAN (cont.)

RECOMMND

Temescal Canyon Road, Theme Road B trails on Trilogy Parkway per the Temescal Valley Design Guidelines

60.PARKS. 2 USE - TRAILS MAINTENANCE COMM.

RECOMMND

The Community Trails within the project boundary will be under the jurisdiction of the local recreation provider. The local recreation provider for this project will ultimately be responsible for the maintenance of the trails. The applicant shall enter into a trail maintenance agreement with the local recreation provider or form or annex into a trails maintenance district managed by the appropriate agency and approved by the County of Riverside Planning Department: CSA Coordinator, CSA No. 134

The County of Riverside Planning Department is to approve the maintenance agreement or annexation prior to its execution. The applicant is to forward a copy of the final executed agreement to the District for file.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CULTURAL PROF./MONITOR

RECOMMND

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

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

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

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

The Project Monitor shall have the authority to temporarily

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - CULTURAL PROF./MONITOR (cont.) RECOMMND

divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

60.PLANNING. 2 USE - NATIVE MONITOR REQ. RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - NATIVE MONITOR REQ. (cont.) RECOMMND

appropriate e-mail and telephone contact attempts.  
Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

TRANS DEPARTMENT

60.TRANS. 1 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

USE - FINAL WQMP

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The following shall be addressed in the Final WQMP:

1. The PWQMP states that the BMPs will be owner maintained. A maintenance agreement with RCTD is required for all privately maintained BMPs. The Final WQMP must include a "Covenant and Agreement Regarding Water Quality Management Plan Bmp, Consent to Inspect, Maintenance and Indemnification" (maintenance agreement) in Appendix 9.
2. Basin and outletworks details will be needed to support the water quality calculations.
3. All BMPs must be located outside of the public right-of-way. If street vacations are required for BMP placement, the vacation(s) will have to be completed prior to approval of the WQMP.
4. If the project is to be constructed in phases, coordination with RCTD will be required to verify that each phase has adequate treatment control and each phase meets HCOC requirements.
5. The final design of Basin B and C storm drain connections to the existing storm drain in Temescal Canyon Road will require revision to keep the connection angle at or less than 90°. Deflection angles greater than 90° are not allowed.
6. All Sections and Appendices of the Final WQMP report must be completed in conformance with the requirements of the 2012 Santa Ana Region WQMP Guidance document once an approved site plan and conditions of approval are available.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - WQMP ACCESS MAINT ESMNT RECOMMND

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

60.TRANS. 5 USE - SUBMIT FINAL PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

1. If the basins are to be used as a construction BMPs, sizing methodology should be included in the Study.
2. Basin and outletworks details will be needed to support the routing calculations.
3. If the project is to be constructed in phases, coordination with RCTD will be required to determine if each phase will require a separate hydrology study.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

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

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV MONITOR REPORTE RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural

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70. PRIOR TO GRADING FINAL INSPECT

70. PLANNING. 1 USE - PHASE IV MONITOR REPORTS (cont.) RECOMMND

Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

70. PLANNING. 3 USE - ARTIFACT DISPOSITION RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the cultural resources at the Western Science Center.



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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.

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.

80.BS GRADE. 3 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 USE - FAULT LOCATIONS (cont.)

RECOMMND

portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

E HEALTH DEPARTMENT

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

RECOMMND

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

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

SURVEY DEPARTMENT

80.SURVEY. 1 COC FOR R.O.W DEDICATION 1:

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 37'-67 foot half-width right-of-way per modified County Standard No. 103, Section "A", Ordinance 461. (Modified for increased right-of-way from 37' (half-width) to 37' - 67' half-width at the intersection of Trilogy Parkway.)

TRANS DEPARTMENT

80.TRANS. 1 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Squaw Mountain Road.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 3 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 4 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Temescal Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

80.TRANS. 8 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.TRANS. 10 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to

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80.TRANS. 10

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 11

USE - TS/DESIGN PH1

RECOMMND

Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/DESIGN PH1 (cont.)

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW)  
(signal modification)

or as approved by the Transportation Department.

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

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

80.TRANS. 12 USE - TS/DESIGN PH2

RECOMMND

Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Squaw Mountain Road (EW)

or as approved by the Transportation Department.

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

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

80.TRANS. 13 USE - TS/GEOMETRICS

RECOMMND

Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane, one right-turn lane  
Southbound: N/A  
Eastbound: one left-turn lane, two through lanes  
Westbound: two through lanes, one free right-turn lane

The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane  
Southbound: one left-turn lane, one shared through/right-turn lane  
Eastbound: N/A (inbound traffic only)  
Westbound: one shared left-turn/through/right-turn lane  
NOTE: For Phase 1, the access on Temescal Canyon Road shall be limited to ingress only. No egress shall be allowed. Project traffic shall be rerouted to exit from the access on Trilogy Parkway.

or as approved by the Transportation Department.

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

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

80.TRANS. 14 USE - TS/GEOMETRICS PH2

RECOMMND

Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool.

The intersection of Temescal Canyon Road (NS) at Squaw Mountain Road (EW) shall be signalized and improved to



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14

USE - TS/GEOMETRICS PH2 (cont.)

RECOMMND

provide the following geometrics:

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

Southbound: one left-turn lane, one shared  
through/right-turn lane

Eastbound: one left-turn lane, one shared  
through/right-turn lane

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

NOTE: For Phase 2, the signal shall provide protected  
northbound and southbound left-turn phasing.

Crosswalks shall be installed on all legs of the  
intersection.

or as approved by the Transportation Department.

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

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

80.TRANS. 15

USE - TS/GEOMETRICS PH3

RECOMMND

Phase 3 includes the expansion of 29,628 SF to the church  
building in Phase 1.

The intersection of I-15 Southbound Ramps (NS) at Temescal  
Canyon Road (EW) shall be signalized and improved to  
provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through lane, one  
right-turn lane

Eastbound: two through lanes, one free right-turn lane

Westbound: one left-turn lane, one through lane

NOTE: For Phase 3, the applicant shall restripe the  
eastbound approach on Temescal Canyon Road to  
provide a second through lane.

or as approved by the Transportation Department.

All improvements listed are requirements for interim

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15 USE - TS/GEOMETRICS PH3 (cont.) RECOMMND

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

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

80.TRANS. 16 USE - IMPLEMENT WQMP RECOMMND

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

80.TRANS. 17 USE - ESTBLH WQMP MAINT ENTITY RECOMMND

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

WASTE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

materials and solid waste disposal must be kept.  
Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

11/02/17  
14:12

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

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 - WQMP ANNUAL INSP FEE

RECOMMND

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

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

RECOMMND

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

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

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

11/02/17  
14:12

Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

EPD DEPARTMENT

90.EPD. 1 EPD - OAK TREE MITIGATION

RECOMMND

Prior to building occupancy, the project shall provide mitigation for removal of the coast live oak (*Quercus agrifolia*) tree (Tree #7 measures at 62 inches Diameter at Breast Height) located in the southern portion of the project site adjacent to Trilogy Parkway. Mitigation shall be in accordance with the approved Oak Tree Mitigation and Monitoring Plan.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

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

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE\* -#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM, shall be installed within 400 feet of all portions of all buildings and spaced according to California Fire Code Appendix C.

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.FIRE. 6 USE-#37-LOW LEVEL EXIT SIGN RECOMMND

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

90.FIRE. 7 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 8 USE-#35-VOICE FIRE ALARM RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 USE - HISTORICAL TRAIL MARKER RECOMMND

Prior to building permit final issuance, the applicant shall provide a marker for the historical trail Southern Emmigrant Route which runs in front of the property on Temescal Canyon Road.

90.PARKS. 2 USE - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to final occupancy permit issuance, the applicant shall complete construction of the trails with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 3 USE - TRAIL MAINTENANCE MECH RECOMMND

Prior to final occupancy permit issuance, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - ACCESSIBLE PARKING RECOMMND

A minimum of 14 handicapped parking space shall be provided as shown on Exhibit A. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain or 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, 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 licence 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 place shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 2 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

SURVEY DEPARTMENT

90.SURVEY. 1 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing excess dedicated rights-of-way per



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90. PRIOR TO BLDG FINAL INSPECTION

90.SURVEY. 1 USE - VACATION/RE-DESIGN 1 (cont.) RECOMMND

modified County Standard No. 103, Ordinance 461, along Temescal Canyon Road. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Temescal Canyon Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 3 USE - STREETLIGHTS INSTALL RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Squaw Mountain Road.
- (4) Street sweeping.

90.TRANS. 6 USE - IMP PLANS

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - IMP PLANS (cont.) RECOMMND

and Guidelines from the Transportation Department  
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 7 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 8 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved with Temescal Canyon Road.

90.TRANS. 9 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 10 USE - PART-WIDTH RECOMMND

Temescal Canyon Road along project boundary is a paved County maintained road designated COLLECTOR and shall be improved with 37' part-width AC pavement (22' on the project side and 15' on the opposite side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving, reconstruction; or

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - PART-WIDTH (cont.)

RECOMMND

resurfacing of existing paving as determined by the Director of Transportation within the 81' to 111' (37' - 67' project side and 44' opposite side of centerline) full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for increased half-width (project side) right-of-way from 37' to 37'-67'.)

- NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within a 15' parkway (project side) and tie-in with existing sidewalk.
2. The driveway shall be constructed per County Standard No. 207A, Ordinance 461.
3. Construct acceleration and deceleration AC pavement to the north project boundary as directed by the Director of Transportation.
4. No bioswales and/or detention basin within the road right-of-way.

90.TRANS. 11 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE - LNDSCP INSPCTN RQRMENTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

The applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 13 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 14 USE - TS/INSTALLATION PH1 RECOMMND

Phase 1 includes a 43,972 SF church building, 140 student elementary school, and 80 student preschool.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

I-15 Northbound Ramps (NS) at Temescal Canyon Road (EW)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - TS/INSTALLATION PH1 (cont.)  
(signal modification)

RECOMMND

or as approved by the Transportation Department.

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

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

90.TRANS. 15 USE - TS/INSTALLATION PH2

RECOMMND

Phase 2 includes the addition/expansion of 76 students to the elementary school and 16 students to the preschool in Phase 1. The student totals are 216 for the elementary school and 96 for the preschool.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Squaw Mountain Road (EW)

or as approved by the Transportation Department.

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

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

90.TRANS. 16 USE - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Project Access (EW) to the signal at Temescal Canyon Road (NS) and Trilogy Parkway (EW).

or as approved by the Transportation Department.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17                      USE - WQMP COMPLETION                      RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 18                      USE - WQMP REGISTRATION                      RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

90.TRANS. 19                      USE - FACILITY COMPLETION                      RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

WASTE DEPARTMENT

90.WASTE. 1                      USE - WASTE REPORTING FORM                      RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2                      USE - RECYCLNG COLLECTION AREA                      RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.



# Santa Ana Watershed Project Authority

OVER 45 YEARS OF INNOVATION, VISION, AND WATERSHED LEADERSHIP



One Water One Watershed

AWRA INTEGRATED WATER RESOURCES MANAGEMENT AWARD

HARVARD KENNEDY SCHOOL'S TOP 25 INNOVATIONS IN AMERICAN GOVERNMENT

August 20, 2015

Thomas P. Evans  
Commission  
Chair

Mr. Mark Corcoran  
Riverside County Planning Department  
Land Development Committee  
P.O. Box 1409  
Riverside, CA 92502-1409

Celeste Cantú  
General  
Manager

**Subject: South of Lawson Road, West of Temescal Canyon Road, North of Trilogy Parkway, East of Warm Springs Road – Plot Plan No. 25776 Amended No. 1**

Orange  
County  
Water  
District

Dear Mr. Corcoran:

In response to your email regarding the subject project, we have enclosed drawings of Santa Ana Watershed Project Authority (SAWPA) Inland Empire Brine Line. SAWPA owns and operates a 24-inch SWF (Sewer Force Main) pipe located within your project area.

Western  
Municipal  
Water District

If you plan any work in the vicinity of our pipeline, please provide an electronic copy of the draft design drawings for our review.

Eastern  
Municipal  
Water  
District

Please contact me at (951) 354-4223 or [druhl@sawpa.org](mailto:druhl@sawpa.org), if you have any questions.

Sincerely,

San  
Bernardino  
Valley  
Municipal  
Water  
District

David P. Ruhl, P.E.  
Program Manager

Enc: Riverside County Letter  
Record Drawings

Inland  
Empire  
Utilities  
Agency

C: Ms. Kerry Douglass, WMWD





August 13, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



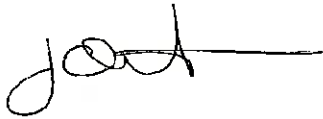
**Re: AB 52 Consultation; Public Use Permit No. 926, Plot Plan No. 25776**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,



Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseño Indians.

## Thomson, Heather

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**From:** Ebru Ozdil <eozdil@pechanga-nsn.gov>  
**Sent:** Wednesday, March 08, 2017 2:25 PM  
**To:** Thomson, Heather  
**Cc:** Andrea Fernandez; Tina Thompson Mendoza  
**Subject:** Pechanga Tribe AB 52 Consultation Closure - PP 25776  
**Attachments:** PP25776 CONDITIONS.PDF

Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate mitigation measures to be implemented during development of the PP 25776. With this e-mail and the inclusion of the measures/conditions included in the attached letter, we consider our AB 52 consultation complete. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Board of Supervisors.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

*Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians  
P.O. Box 2183  
Temecula, CA 92593*

*Office:(951)-770-8113  
Fax:(951)-693-2314  
[eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov)*

*This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at (951) 770-8113, and destroy the original transmission and its attachments without reading them or saving them.*



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

August 18, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Ms. Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, Ca. 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PUP00926, PP25776**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 re PUP00926, PP25776  
August 18, 2015  
Page 2

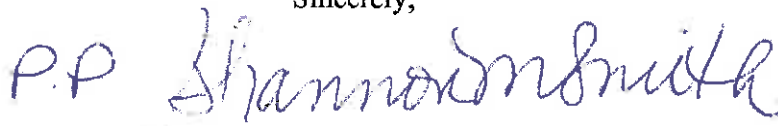
The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 10, 2015

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Chairman Salas:

This serves to notify you of a proposed project located within the Temescal Canyon area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

Jim McPherson  
Cultural Resources Department  
Rincon Band of Luiseño Indians  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Temescal Canyon area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Temescal Canyon area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Temescal Canyon area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church –First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 20, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PUP00926, PP25776)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Temescal Canyon area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

PUBLIC USE PERMIT NO. 926 – PLOT PLAN NO. 25776 – EA 42777 – Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – Owner: Olive Branch Community Church – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Location: southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18)- REQUEST: Public Use Permit to permit the phased development of a 12.38 acre site that will include the construction and operation of a: 31,000 sq. ft. worship center, two-story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, two-story 16,800 sq. ft. classroom and office building, two-story 19,800 sq. ft. elementary school building, two-story 16,250 sq. ft. preschool building with adult education classrooms, 3,250 sq. ft. maintenance building, parking lot with 626 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site. – APN: 569-040-026 – Related Cases: SP0221, TR29416

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Mark Corcoran, Contract Planner; [MCORCORA@rctlma.org](mailto:MCORCORA@rctlma.org)

Attachment: Project Vicinity Map

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Olive Branch Community Church, a California Non Profit 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 290-190-077 (“PROPERTY”); and,

**WHEREAS**, on March 9, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25776 (“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:  
Olive Branch Community Church  
Attn: Erik Lozolla  
7702 El Cerrito Road  
Corona, CA 92881

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

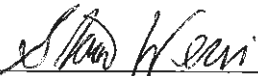
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

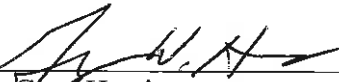
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

Dated: 6/2/16

FORM APPROVED COUNTY COUNSEL  
BY:  5/24/16  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Olive Branch Community Church, a California Non Profit Corporation

By:   
Greg Harris  
Senior Pastor/President

Dated: 5/12/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 May 12, 2016 before me, Tina Ballard, Notary Public, personally appeared Greg Harris, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~was~~ 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.

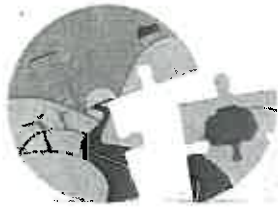
WITNESS my hand and official seal.

Signature Tina Ballard (Seal)



DESCRIPTION OF DOCUMENT THE NOTARIAL CERTIFICATE IS BEING ATTACHED TO:

Type/Title Indemnification  
Date of Document May 12, 2016  
Number of Pages 5  
Signer(s) Other Than Named Above none



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CC006641

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

PROPOSED LAND USE: CHURCH AND PRIVATE SCHOOL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: J7 ARCHITECTURE, INC.

E-Mail: terry@j7architecture.com

Mailing Address: 20361 Irvine Avenue, Studio B2

Street

Newport Beach, CA 92660

City

State

ZIP

Daytime Phone No: (949) 759.8587

Fax No: (949) 759.9381

Engineer/Representative's Name: Terry D. Jacobson, Architect

E-Mail: terry@j7architecture.com

Mailing Address: See above

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_

Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Olive Branch Community Church

E-Mail: bbrown@olive-branch.org

Mailing Address: 7702 El Cerrito

Street

Corona, CA 92881

City

State

ZIP

Daytime Phone No: (951) 279.4477

Fax No: ( ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR LAND USE PROJECT**

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

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

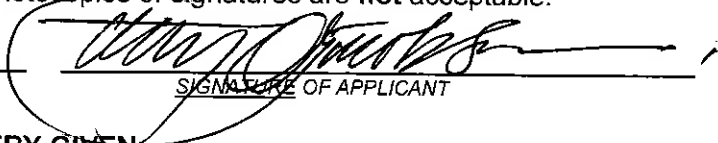
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Terry D. Jacobson

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

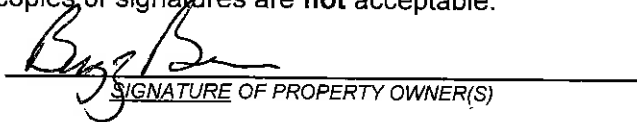
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Buzz Brown, Executive Pastor

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 290-190-077

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 14 acres (12.96 net)

General location (nearby or cross streets): North of Trilogy Parkway, South of Lawson, East of NA, West of Temescal Canyon Rd

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Church and School campus with associated parking, courtyards, play areas, open space, etc.

Phased development with total area of 105,000 s.f., One and two story buildings consisting of a Worship Center, Fellowship Hall, Multi Purpose, Church Offices, Preschool and Elementary School Classrooms.

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. 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 copy: Geotech, traffic, environmental phase 1, arborist

Is water service available at the project site: Yes  No  PWQMP & Hydrology Study

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 24,500

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 24,500

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither Balanced

What is the anticipated source/destination of the import/export?  
NA

What is the anticipated route of travel for transport of the soil material?  
NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 12.96 Acres sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tima.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

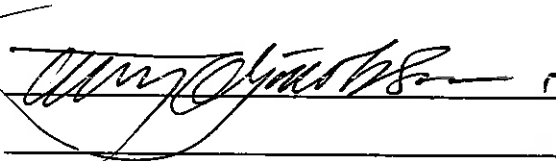
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

3.10.15

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

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

Owner/Authorized Agent (1) Buzz Bon Date 3-5-15  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup></b>		
<b>Project File No.</b>		
<b>Project Name:</b>	Olive Branch Community Church	
<b>Project Location:</b>	290-190-077 - NW corner of Trilogy Parkway and Temescal Canyon Road	
<b>Project Description:</b>	Church and Private School Facility	
<b>Applicant Contact Information:</b>	Terry Jacobsen Arch. 949-759-8587 EXT. 101. Bill Brooks, P.E., 951-372-8400, Ext. 114	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input type="checkbox"/>	<input type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES" Project requires a project-specific WQMP.		
If <b>all</b> questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

**APPLICATION FOR LAND USE PROJECT**

<b>Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP)                      within the Santa Margarita River Region</b>		
<b>Project File No.</b>		
<b>Project Name:</b>		
<b>Project Location:</b>		
<b>Project Description:</b>		
<b>Applicant Contact Information:</b>		
<b>Proposed Project Consists of, or includes:</b>		<b>YES NO</b>
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]		<input type="checkbox"/> <input type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.		<input type="checkbox"/> <input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)		<input type="checkbox"/> <input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)		<input type="checkbox"/> <input type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].		<input type="checkbox"/> <input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.		<input type="checkbox"/> <input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of		<input type="checkbox"/> <input type="checkbox"/>

**APPLICATION FOR LAND USE PROJECT**

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitttees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).  <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.            The most recent CWA Section 303(d) list can be found at:  <a href="http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<p><b>DETERMINATION: Circle appropriate determination.</b></p>		
<p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		



**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Applicant Contact Information:</b>	

<b>Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:</b>	<b>YES</b>	<b>NO</b>
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## APPLICATION FOR LAND USE PROJECT

### FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### THE LAND USE PROJECT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
10. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

## APPLICATION FOR LAND USE PROJECT

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### THE FOLLOWING ADDITIONAL ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION "TYPES"

#### **VARIANCE**

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

#### **TEMPORARY USE PERMIT**

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

#### **PLOT PLAN**

If the proposed Plot Plan is for a "**Disguised Wireless Communication Facility**" and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an "Exempt from CEQA/Agency Review" plot plan and a "Not Exempt from CEQA" plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division's Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).
5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.

## APPLICATION FOR LAND USE PROJECT

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6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 19.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 19.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

## APPLICATION FOR LAND USE PROJECT

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7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
  - A. Area Disturbance
  - B. Height Limitations
  - C. Community and Biological Impacts
  - D. Landscaping
  - E. Lighting
  - F. Noise
  - G. Parking
  - H. Paved Access
  - I. Power and Communications Lines
  - J. Roof-Mounted Facilities
  - K. Sensitive Viewshed
  - L. Setbacks
  - M. Support Facilities
  - N. Treatment
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

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The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

### **SPOT ELEVATIONS**

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

## APPLICATION FOR LAND USE PROJECT

### CONSTRAINED AREA

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

### SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

### DRAINAGE PLAN

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

### WATER QUALITY MANAGEMENT PLAN (WQMP) & STANDARD STORMWATER MITIGATION PLAN (SSMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2010-0033, R9-2010-0016, and R7-2013-0011, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP) or with the Standard Stormwater Mitigation Plan (SSMP). The WQMP/SSMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP/SSMP requirements will vary depending on the project's geographic location (Santa Ana River, Santa Margarita River or Whitewater River watersheds). The WQMP/SSMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: <http://rcflood.org/NPDES/>.

**APPLICATION FOR LAND USE PROJECT**

To comply with the WQMP/SSMP, a developer must submit a "Project Specific" WQMP/SSMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP/SSMP.

Projects requiring Project Specific WQMPs or Project Specific SSMPs will need to include a PRELIMINARY Project Specific WQMP/SSMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

**FLOOR PLANS AND ELEVATIONS**

All floor plans and elevation exhibits shall include the information listed as indicated for items 1 through 7 of the Primary Exhibit Requirements (page15) folded no larger than 8½" x 14". In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed height, and any wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information **may** be required during review of the proposed land use application, including information not specifically required by this checklist.

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						<b>CUP</b> = Conditional Use Permit <b>PP</b> = Plot Plan <b>TUP</b> = Temporary Use Permit <b>CUMHRV</b> = Conditional-Use Mobile Home/RV <b>PUP</b> = Public Use Permit <b>VAR</b> = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
x	X	x	x	x	x	6. North arrow.

**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	X	x	x	x	x	7. Date Exhibit Prepared.
x	x	x	x	x	x	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
x	x	x	x	x	x	9. A detailed project description, including proposed and existing buildings, structures and uses.
x	x	x	x	x	x	10. Complete legal description of property.
x	x		x	x	x	11. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
x	x	x	x	x	x	13. Exhibit Amendment block
x	x	x	x	x	x	14. Thomas Brothers map page and coordinates. (Identify edition year used)
	x					15. Proposed boundary lines and approximate dimensions for each space or site.
	x					16. Net size, for each space or site.
x	x					17. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
x	x	x	x	x	x	18. Location of adjoining property and lot lines.
x	x	x	x	x	x	19. Existing and proposed zoning and land use of property.
x	x	x	x	x	x	20. Existing use and zoning of property immediately surrounding subject property.
x	x	x	x	x	x	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
x	x	x	x	x	x	22. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
x	x	x	x	x	x	23. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x	x	x	x	x	x	24. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
x	x	x	x	x	x	25. List and accurately show all easements of record (by map or instrument number).
x	x		x	x	x	26. Streets, alleys, and rights-of-way providing legal access to the property.
x	x		x	x	x	27. If project is within a Community Services District, identify the district.
x	x		x			28. Typical street improvement cross-sections.
x	x	x	x	x	x	29. Label and describe any land or rights-of-way to be dedicated to public or other uses.



**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x		30. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required If deemed necessary.
x	x	x	x	x		31. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
x	x	x	x	x	x	32. Spot elevations. (See detailed description on Page 14)
x	x	x	x	x	x	33. When subsurface septic sewage disposal is intended, include the information described on Page 15 under "Site Grading, Subsurface Disposal".
x	x	x	x	x	x	34. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
x	x	x	x	x	x	35. Note whether or not land is subject to overflow, inundation, or flood hazard.
x	x	x	x	x	x	36. FEMA mapped floodplains and floodways including zone designation.
x	x	x	x	x	x	37. Drainage plan. (See description on Page 15.)
x	x	x	x		x	38. Centerline curve radii and typical sections of all open channels
x	x	x	x			39. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
x	x	x				40. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
x	x	x	x	x	x	41. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
x	x	x	x	x		42. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
x	x	x	x	x	x	43. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x	x	x	x	x	44. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
x	x	x	x	x	x	45. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.

**APPLICATION FOR LAND USE PROJECT**

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 16 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at <a href="http://www.rctlma.org/planning/content/devproc/landscape/landscape.html">http://www.rctlma.org/planning/content/devproc/landscape/landscape.html</a> . 52. Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			53. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Is this an application for a development permit? Yes  No

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

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

**PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins.

**TIME OF HEARING:** 9:00 am or as soon as possible thereafter.  
**DATE OF HEARING:** **NOVEMBER 27, 2017**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 14, 2017,

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

APN (s) or case numbers PP25776 / EA42777 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

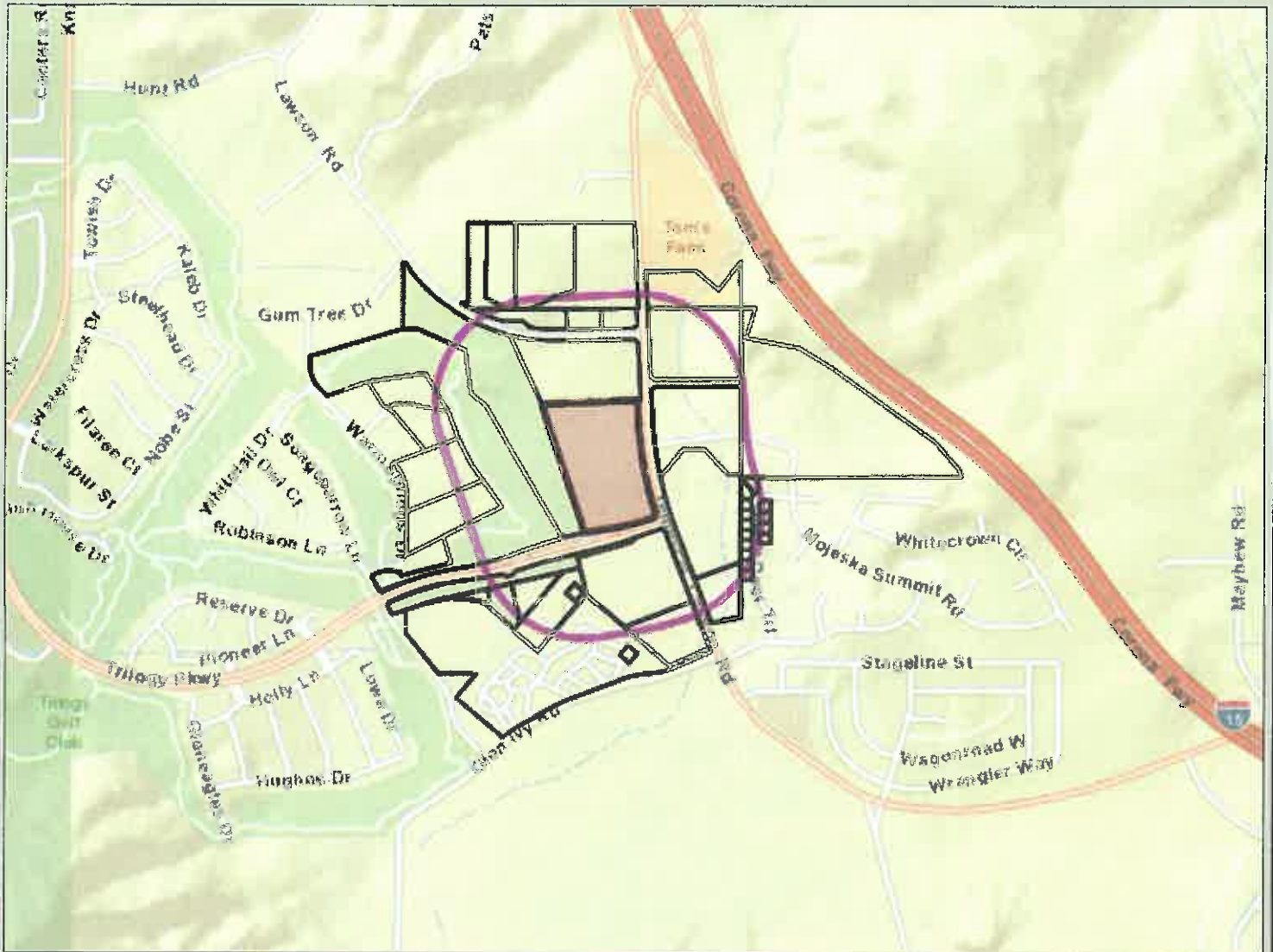
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## PP25776 / EA42777 ( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



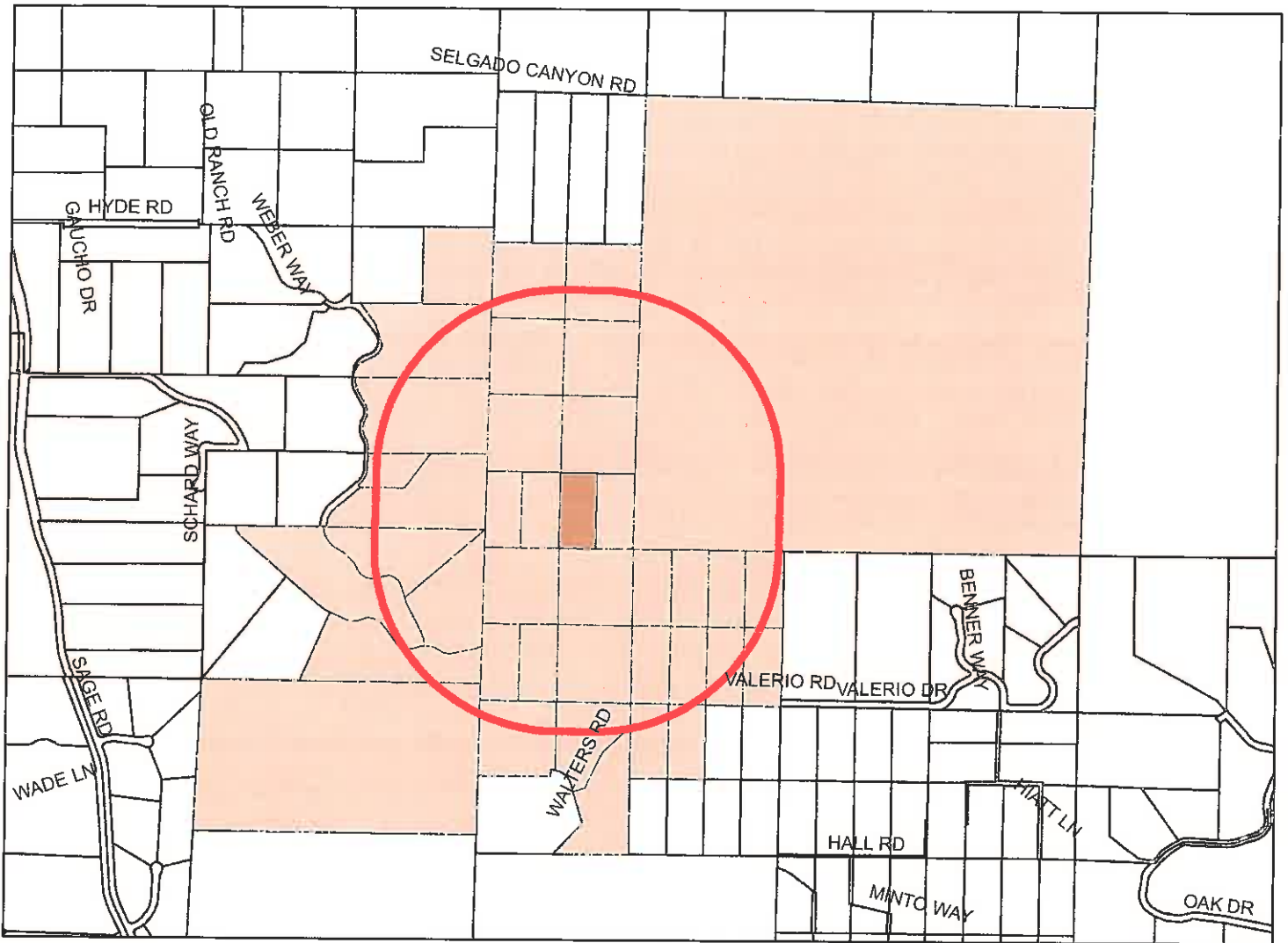
0      1,505      3,009 Feet

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

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**PP25776 / EA42777 ( 1600 feet buffer )**



**Selected Parcels**

569-060-021	569-040-021	569-060-005	569-060-008	470-060-028	569-060-001	470-070-021	470-060-011	569-060-002	470-070-022
470-070-032	569-060-022	470-070-042	569-060-036	569-040-025	470-070-027	569-060-009	569-040-010	470-070-030	470-070-020
569-060-006	569-060-045	569-040-022	569-060-023	569-060-044	569-040-009	569-040-024	569-060-013	569-060-003	569-040-019
569-040-020	569-040-026	569-040-027	569-060-063	569-060-004	569-040-028	470-080-004	569-060-059	569-060-061	



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.

290190061  
GLEN IVY R V PARK INC  
C/O C/O GLEN IVY FINANCIAL GROUP  
400 S RAMONA STE 202  
CORONA CA 92879

290320027  
PETE R LUNA  
MARY L LUNA  
9409 ROBINSON LN  
CORONA CA. 92883

290280003  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290190073  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290330004  
KENNETH J GROSS  
KAREN J GROSS  
9391 PIONEER LN  
CORONA CA. 92883

290350014  
WILLIAM B ZACKOWSKI  
PATRICIA A ZACKOWSKI  
24570 LOWE DR  
CORONA CA. 92883

290350015  
MARTIN LESLIE STOFFER  
SHARON ANNE STOFFER  
24580 LOWE DR  
CORONA CA. 92883

290350016  
PEGGY L PARGOFF  
24590 LOWE DR  
CORONA CA. 92883

290350070  
CHARLES KIM  
EUGENE KIM  
C/O C/O MISOOK KIM  
24595 LOWE DR  
CORONA CA. 92883

290350069  
BARBARA V ESPINOZA  
24605 LOWE DR  
CORONA CA. 92883

290350068  
PATRICIA LEE NEWHOUSE  
24615 LOWE DR  
CORONA CA. 92883

290190078  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290350073  
SAUL L SHULMAN  
SANDRA SHULMAN  
24565 LOWE DR  
CORONA CA. 92883

290350072  
VICTORIA MARIE HAZARD  
24575 LOWE DR  
CORONA CA. 92883



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290350071  
GARRY LOONEY  
SHIRLEY LOONEY  
24585 LOWE DR  
CORONA CA. 92883

290190074  
SUNLAND PROP  
C/O C/O TERRANCE LONG  
8949 BUFFALO AVE  
RANCHO CUCAMONGA CA 91736

290190030  
MICHAEL E SLANE  
KAREN V SLANE  
24100 WARM SPRINGS RD  
CORONA CA. 92883

290320081  
JOHN L SILVERMAN  
9041 BRANCH VIEW DR  
INDIANAPOLIS IN 46234

290320080  
LEE W MEIN  
SUSAN K MEIN  
24362 SONGSPARROW LN  
CORONA CA. 92883

290320079  
FRANK J HETLAND  
JUDY A HETLAND  
24372 SONGSPARROW LN  
CORONA CA. 92883

290320078  
ROBERT N SCHROEDER  
CAROL L SCHROEDER  
1006 YNEZ AVE  
REDONDO BEACH CA 90277

290320028  
JON BARRE CONLEY  
KAY K CONLEY  
9419 ROBINSON LN  
CORONA CA. 92883

290320077  
WILLIAM H PARKER  
ARLENE S PARKER  
24392 SONGSPARROW LN  
CORONA CA. 92883

290190075  
PAUL CHIN FA CHEN  
CHUN MI C CHEN  
24120 WARM SPRINGS DR  
CORONA CA 92883

290330036  
TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA CA 92883

290320082  
LESLIE ALEXANDER CHIN  
ADA CHIN  
24342 SONGSPARROW LN  
CORONA CA. 92883

290350081  
TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA CA 92883

290190060  
GLEN IVY RV PARK OWNERS ASSN  
24601 GLEN IVY RD  
CORONA DEL MAR CA 92883



290350004  
JOHN A WALKER  
BOOTS WALKER  
9488 HOLLY LN  
CORONA CA. 92883

290350003  
ANGELO GIBILTERRA  
NANCY J GIBILTERRA  
9478 HOLLY LN  
CORONA CA. 92883

290350006  
NANCY A ELY  
24490 LOWE DR  
CORONA CA. 92883

290350005  
EUGENIA CARTER  
9498 HOLLY LN  
CORONA CA. 92883

290350013  
MARIA JEAN SPEAR  
24560 LOWE DR  
CORONA CA. 92883

290350007  
JOHN H CLEGHORN  
24500 LOWE DR  
CORONA CA. 92883

290350002  
ADELE SKUBIC  
9468 HOLLY LN  
CORONA CA. 92883

290350008  
SUSAN L HERRSCHAFT  
24510 LOWE DR  
CORONA CA. 92883

290350079  
JAMES W GALLOWAY  
24505 LOWE DR  
CORONA CA. 92883

290350017  
RAY SHICK  
LINDA SHICK  
24670 LOWE DR  
CORONA CA. 92883

290350078  
JANET B GOMEZ  
24515 LOWE DR  
CORONA CA. 92883

290350011  
WILLIAM EARL GALVAN  
GAE LYNN GALVAN  
24540 LOWE DR  
CORONA CA. 92883

290350018  
ROBERT B THORNBURG  
ANNE E THORNBURG  
24680 LOWE DR  
CORONA CA. 92883

290350010  
BERNARD R POWERS  
CAROLYN M POWERS  
24530 LOWE DR  
CORONA CA. 92883

Étiquettes d'adresse Easy Peel®  
Repliez à la hachure afin de révéler le rebord Pop-up®

Allez à avery.ca/gabarits  
Utilisez le Gabarit Avery 5962

290350080  
TRILOGY AT GLEN IVY MAINTENANCE ASSN  
24503 TRILOGY PKWY  
CORONA CA 92883

290350077  
PATRICIA A CHALMERS  
24525 LOWE DR  
CORONA CA. 92883

290350012  
MICHAEL R WOLF  
LINDA K WOLF  
24550 LOWE DR  
CORONA CA. 92883

290350074  
GARY J ROETTELE  
MARY ANN ROETTELE  
24555 LOWE DR  
CORONA CA. 92883

290350009  
RANDY A MAXWELL  
BIBIANA M MAXWELL  
24520 LOWE DR  
CORONA CA. 92883

290040018  
CHANDLER MINING PROP  
C/O C/O RICHARD LAWTON  
PO BOX 15450  
IRVINE CA 92623

290350075  
CHERYL JEAN COOPER  
24545 LOWE DR  
CORONA CA. 92883

290350076  
CASS H DANIELS  
24535 LOWE DR  
CORONA CA. 92883



5962™/MC

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®

Go to avery.com/templates  
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ASMT: 470060011, APN: 470060011  
DENNIS MCCREARY  
41905 HYDE RD  
HEMET, CA. 92544

ASMT: 470070032, APN: 470070032  
EURO PRECAST CONCRETE  
41602 CORTE AZULEJO  
TEMECULA CA 92592

ASMT: 470060028, APN: 470060028  
DAVID BAGBY  
32390 WEBER WAY  
HEMET CA 92544

ASMT: 470070042, APN: 470070042  
JEAN MCIVER, ETAL  
801 N PAULINA AVE  
REDONDO BEACH CA 90277

ASMT: 470070020, APN: 470070020  
MARCELO LANDIN  
32874 MARIE DR  
HEMET, CA. 92544

ASMT: 569040009, APN: 569040009  
RAYMOND JOYE  
P O BOX 721147  
PINON HILLS CA 92372

ASMT: 470070021, APN: 470070021  
DAVID MASSEY  
12020 HAMMACK  
CULVER CITY CA 90230

ASMT: 569040020, APN: 569040020  
ROBERT KNAPP  
P O BOX 1292  
CLAREMONT CA 91711

ASMT: 470070022, APN: 470070022  
EDDY KONNO  
78206 VARNER RD STE D110  
PALM DESERT CA 92211

ASMT: 569040021, APN: 569040021  
BRIAN WYNNE  
42200 WESRUL RD  
HEMET, CA. 92544

ASMT: 470070027, APN: 470070027  
CLAUDIA JACKSON, ETAL  
4 TRES CIR  
CHEROKEE VILLAGE AR 72529

ASMT: 569040022, APN: 569040022  
DARLA WYNNE, ETAL  
30550 WALSH WAY  
HEMET, CA. 92544

ASMT: 470070030, APN: 470070030  
LAWRENCE WEBSTER  
4630 DUSKYWING RD  
HEMET CA 92545

ASMT: 569040024, APN: 569040024  
DAVID BISHOP, ETAL  
42050 VARNUM RD  
HEMET, CA. 92544

ASMT: 569040025, APN: 569040025  
JAZMIN MONDRAGON  
42100 VARNUM RD  
HEMET, CA. 92544

ASMT: 569060005, APN: 569060005  
CHERYL KOENIG  
169 DILLON RD  
SAN JACINTO CA 92583

ASMT: 569040026, APN: 569040026  
SYLVIA GYIMESI  
42150 VARNUM RD  
HEMET, CA. 92544

ASMT: 569060006, APN: 569060006  
MARIANO PEREZ  
8900 TYLER ST  
SPRING VALLEY CA 91977

ASMT: 569040028, APN: 569040028  
USA 569  
UNKNOWN

ASMT: 569060008, APN: 569060008  
CORRINA LOPEZ  
1882 SAND CASTLE DR  
PERRIS CA 92571

ASMT: 569060001, APN: 569060001  
DAVID KLEINHANS  
C/O HELEN KING  
PO BOX 418  
HEMET CA 92546

ASMT: 569060009, APN: 569060009  
GARY TAYLOR, ETAL  
42150 MINTO WAY  
HEMET, CA. 92544

ASMT: 569060002, APN: 569060002  
ANGELA SMITH, ETAL  
6050 AVENORRA DR  
LA MESA CA 91942

ASMT: 569060013, APN: 569060013  
LOLA GUTIERREZ, ETAL  
PO BOX 436135  
SAN YSIDRO CA 92143

ASMT: 569060003, APN: 569060003  
WINNIE FRASER, ETAL  
20427 SONNET DR  
SUN CITY WEST AZ 85375

ASMT: 569060021, APN: 569060021  
BLADE XIONG  
2612 PENNSYLVANIA CIR  
SHEBOYGAN WI 53081

ASMT: 569060004, APN: 569060004  
CHERYL KOENIG MCKAY, ETAL  
169 N DILLON  
SAN JACINTO CA 92583

ASMT: 569060022, APN: 569060022  
GARRETT FAMILY TRUST  
605 CAMINO DE CIELO  
TRUTH OR CONSEQUENCES NM 87901

ASMT: 569060023, APN: 569060023  
MARY BAIN, ETAL  
197 SANTA CLARA DR  
VISTA CA 92083

ASMT: 569060036, APN: 569060036  
CATHY SHANKO, ETAL  
42320 MINTO WAY  
HEMET, CA. 92544

ASMT: 569060044, APN: 569060044  
SUYAPA RODRIGUEZ, ETAL  
1248 W LAGUNA PL  
ANAHEIM CA 92801

ASMT: 569060045, APN: 569060045  
MARILYN BROOKS  
P O BOX 1108  
SAN JACINTO CA 92581

ASMT: 569060061, APN: 569060061  
WESTERN RIVERSIDE COUNTY REG CON AUTHORI  
C/O REAL ESTATE DIVISION  
3403 TENTH ST STE 500  
RIVERSIDE CA 92501

ASMT: 569060063, APN: 569060063  
TALAL DANDAN  
42255 MINTO WAY  
HEMET, CA. 92544



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF DETERMINATION

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PP25776 /EA42777

*Project Title/Case Numbers*

Dionne Harris

*County Contact Person*

(951)955-6836

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

J7 Architecture Inc. c/o Terry Jacobson

*Project Applicant*

20361 Irvine Ave STE B, Newport Beach CA 92660

*Address*

The project site is located on the South of Lawson Road, west of Temescal Canyon Road, north of Trilogy Parkway, east of Warm Springs Road

*Project Location*

PLOT PLAN NO. 25776 proposes the phased development of a 14.53-acre site that will include the construction and operation of a: a 58-foot-tall, 31,500-square-foot worship center (with a 50-foot roof height and an additional eight-foot architectural element); a two-story 17,500-square-foot multipurpose hall with classrooms and meeting space; a two-story 16,800-square-foot classroom and office building, two-story 19,800 square foot elementary school building; a two-story 16,250 square foot preschool building with adult education classrooms; parking lot with 605 parking stalls, playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three water quality basins.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 9/25/17, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Urban Planner

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42901 ZCFG06273

**FOR COUNTY CLERK'S USE ONLY**

Empty box for County Clerk's use only.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1506599

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: J7 ARCHITECTURE INC: \$2,210.00  
paid by: CK 22282  
paid towards: CFG06161 CALIF FISH & GAME: DOC FEE  
EA42777  
at parcel #: 23996 TRILOGY PKWY COR  
appl type: CFG3

By \_\_\_\_\_ Jun 10, 2015 16:58  
MGARDNER posting date Jun 10, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1502440

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: J7 ARCHITECTURE INC \$50.00  
paid by: CK 22208  
paid towards: CFG06161 CALIF FISH & GAME: DOC FEE  
EA42777  
at parcel #: 23996 TRILOGY PKWY COR  
appl type: CFG3

By \_\_\_\_\_ Mar 09, 2015 11:45  
MGARDNER posting date Mar 09, 2015

\*\*\*\*\*  
\*\*\*\*\*

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](http://www.rctlma.org)