



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 4, 2018

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

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. 26164 – Intent to Adopt a Negative Declaration** – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-foot high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).

**STAFF RECOMMENDS A CONTINUANCE TO JUNE 18, 2018 – DIRECTOR'S HEARING, DESERT LOCATION.**

- 3.2 PLOT PLAN NO. 26221 – Intent to Adopt a Negative Declaration** – EA43006 – Owner/Applicant: FD Partners, LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of 2<sup>nd</sup> Street, easterly of Date Palm Street, and westerly of Brown Street at the southeast corner of 2<sup>nd</sup> Street and Date Palm Street – 1.0 Gross Acre – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 26221 proposes an 8,352 sq. ft. single-story retail commercial building up to 32-feet in height with approximately 43-parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670 sq. ft. U.S. Post Office building up to approximately 12-feet in height with approximately 14-parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

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

- 4.1 SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT NO. 180001, PUBLIC USE PERMIT NO. 180001** – CEQ180007 – Applicant: IP Athos, LLC – Engineer/Representative: Aspen Environmental Group – Fourth Supervisorial District – Chuckwalla District – Desert Center Area Plan – Agriculture: Agriculture (AG:AG) – Open Space: Rural (OS-R) – Location: Easterly and westerly of Rice Road approximately 4 miles north of Interstate 10 (I-10). Southerly and westerly of Desert Center Airport – 3,600 gross acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – Controlled Development Areas – 10 acre minimum (W-2-10) – Natural Assets (N-A) – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact

Report (EIR). The project proposes to construct, operate, and decommission the Renewable Energy Project, which includes a large scale solar photovoltaic (PV) electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The proposed Project, a PV solar power plant and 11-mile-long 220 kV gen-tie transmission line, would be located on approximately 3,400 acres across seven (7) non-contiguous groups of parcels northeast of the community of Desert Center. The Project would consist of solar fields, inverters, powerlines, four (4) substations, an O&M Building, access roads, telecommunications facilities, and related equipment. The facility would generate and provide storage for 500 megawatts (MW) of renewable energy using PV technology. The power produced by the Project would be conveyed to the statewide power grid via interconnection to the SCE Red Bluff Substation, an existing substation located south of I-10, and approximately 1.1 miles south of the Project area. As part of the Project, the applicant is also seeking to vacate interior roadways and merge contiguous project parcels. Roads along the project perimeter on the solar facility lands would remain dedicated public access. PUP180001 is proposed to construct an 11-mile-long 220 kV gen-tie transmission line to connect the seven (7) non-contiguous groups of parcels and the SCE Red Bluff Substation. Project Planner: Kevin White at (951) 955-1417 or email at [kewwhite@rivco.org](mailto:kewwhite@rivco.org).

**5.0** PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

**3.1**

Director's Hearing: June 4, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	<b>PLOT PLAN NO. 26164</b>	<b>Applicant(s):</b>	<b>United Pentecostal Church</b>
<b>EA No.:</b>	<b>42892</b>		
<b>Area Plan:</b>	<b>Western Coachella Valley</b>	<b>Representative(s):</b>	<b>TGA Engineering Inc.</b>
<b>Zoning Area/District:</b>	<b>Pass and Desert District</b>		
<b>Supervisory District:</b>	<b>Fifth District</b>		
<b>Project Planner:</b>	<b>Jason Killebrew</b>	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Project APN(s):</b>	<b>668-200-019</b>		

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistry, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located directly adjacent to a solar energy facility (across Worsley Road to the east) and approximately 1,000 feet north of a wind energy facility.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**That the Assistant TLMA Director:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO 42892, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

**APPROVE PLOT PLAN NO. 26164, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.**

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Desert (RD)
Policy / Overlay Area:	San Gorgonio Pass Wind Energy
Surrounding General Plan Land Uses	
North:	Rural Desert
East:	Rural Desert
South:	Rural Desert
West:	Rural Residential/ Freeway (Highway 62)
Existing Zoning Classification:	W-2 Controlled Development
Surrounding Zoning Classifications	
North:	W-2 Controlled Development
East:	W-E Wind Energy Resource
South:	W-2 Controlled Development
West:	W-2 Controlled Development
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Solar energy
West:	Freeway (Highway 62)

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.63	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	22,406	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	Roofline 32' Steeple 50'	50' Max

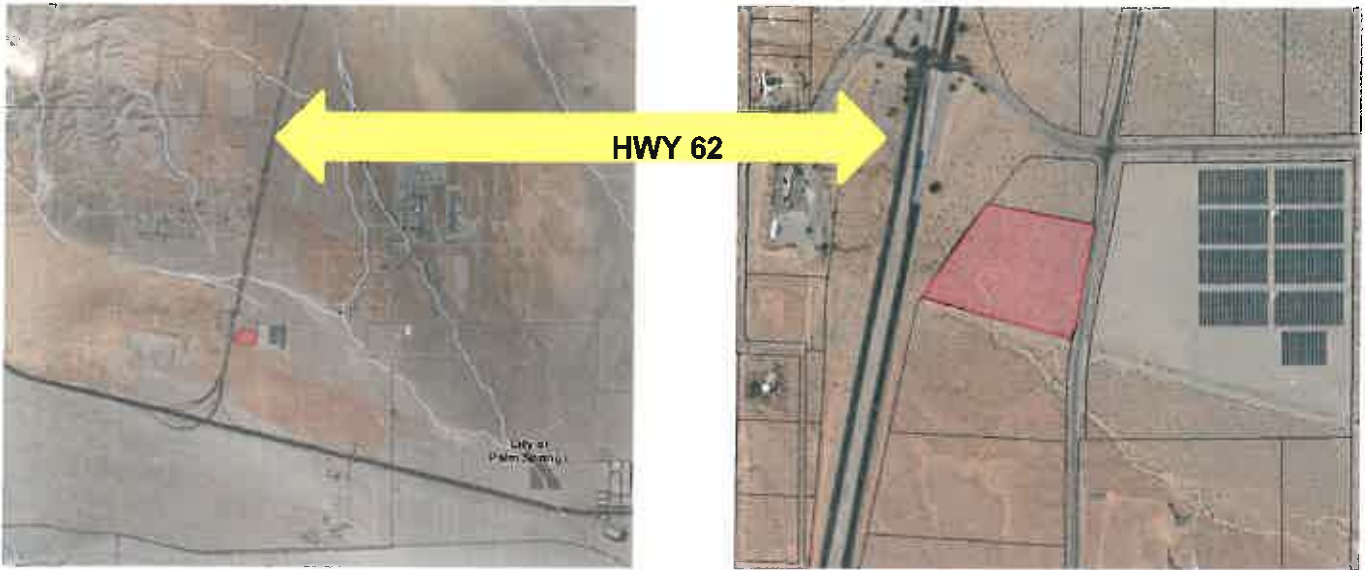
**Parking:** Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of Riverside. The Off-street parking requirement for churches, chapels, and other places of worship are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Gross area	22,406	N/A	N/A	N/A
Net Assembly Area	8,572	1 space/35 sq. ft.	245	262
<b>TOTAL:</b>	<b>8572 gross ft.</b>	<b>1 space/35 sq. ft. net assembly area</b>	<b>245</b>	<b>262</b>

**Located Within:**

City's Sphere of Influence:	Palm Springs
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Garnet Wash
Area Drainage Plan:	Garnet Wash Master Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
San Gorgonio Pass Wind Energy Policy Area	Yes

**PROJECT LOCATION MAPS (Project Site Outlined in Red)**



**PROJECT BACKGROUND AND ANALYSIS**

**Architecture, Design and Height**

The proposed church building is square in shape and has a footprint of 22,406 square feet. The main entrance is orientated towards Worsley Road and includes a vehicular Porte cochere. Exterior finish materials include a standing seam metal roof and walls with a stucco finish on sections of the façade. A stone ledge veneer is proposed around the base of the structure. The exterior colors are muted with desert earth tones (Sherwin-Williams Classical White, Colonial Revival Tan and Downing Sand) as depicted in the colored elevation Exhibit B. The proposed church building has a maximum height of 32 foot tall church with one, 50-foot high steeple located towards the front of the building adjacent to the Porte cochere. Within the W-2 Zone the maximum height of buildings or structures is restricted to 50 feet. The proposed church complies with the maximum height of 50 feet.

**General Plan Consistency**

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church would be located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. Therefore, the proposed church use will not conflict with any General Land Use policies.

### **Zoning Consistency**

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.c.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted this plot plan application (PP No. 26164) to ensure compliance with all applicable development standards and regulations. As illustrated within the staff report, the project as proposed meets all the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning.

### **Public Hearing**

The project was originally scheduled for the April 16, 2018 Director's Hearing in the Desert. It was decided by staff to cancel the April 16, 2018 Director's Hearing. The project was subsequently scheduled for the June 4, 2018 Director's Hearing in the Desert.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. Per the State CEQA Guidelines section 15105, the documents were initially circulated for a 20-day public review period from March 27, 2018 to April 16, 2018.

On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintect Energy, commenting on EA 42892. It was decided by staff to re-circulate a revised EA 42892 for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, EA 42892 was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018.

For the reasons set forth in the Initial Study prepared for this project, the proposed project will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Therefore, the project complies with the requirements of CEQA.

## **FINDINGS AND CONCLUSIONS**

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

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed project is consistent with the Riverside County Adopted General Plan. The land use designation on the project site consist of Rural: Rural Desert (R:RD). The land use designation envisions rural single-family residences with a maximum residential density of one dwelling unit per 10 acres with limited recreational uses. In addition, neighborhood-serving, small-scale commercial uses that are compatible with the surrounding uses are also allowed. Although the proposed church is not classified as a residential or commercial land use, the church is an institutional land use that would be compatible with the rural residential community and would provide a place of worship within a region that is remote and with limited religious services.*

a. Scenic Highway

The project will adhere to all applicable General Plan Policies, specifically Land use Policy 14.4, maintaining a minimum 50 foot setback along Highway 62, a state designated scenic highway. The proposed church will be approximately 350 feet from Highway 62. Further, the project's design will enhance the existing aesthetics of the surrounding area. Therefore, the project as proposed is consistent with the Riverside County General Plan.

b. Circulation

The proposed project is in compliance with the requirements of the Circulation Element of the General Plan because the site takes access from Worsley Road to the east, and has provided a road dedication to the County. The road dedication, along the project site frontage will help facilitate the ultimate right-of-way from centerline (Major, 118') for Worsley Road. In addition, this roadway has been designed and constructed with features, including a Class II Bikeway, in conformance with Circulation Element of the General Plan. Major Highways are described as "Highways intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. It is anticipated that Worsley Road, following street improvements associated with this project, will be able to accommodate the proposed church, and will not conflict with any policy set forth in the Circulation Element of the General Plan.

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project applicant is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The proposed use conforms to the logical development of the land and is compatible with the present and future development of the surrounding properties because the proposed church is an allowed use within the W-2 zone and is consistent with the development anticipated within the RD General Plan land use designation. The general region of project site includes remote, sparsely populated rural area and renewable energy developments, where places of religious worship are limited. The church would provide a place of worship as well as ancillary church services that would be available to the rural community. The project site has been required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. Further, the proposed church will not impact any of the existing renewable



energy developments in the immediate area. Therefore, the use and the proposed church is compatible with the present and future development of the surrounding property.

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

- a. Traffic

The project has been analyzed by the Transportation Department and required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. The project site would be accessed from Worsley Road utilizing two new drive approaches. The project site is located approximately 1,000 feet south of Dillon Road, which has been recently signalized at Highway 62. No significant impacts to surrounding traffic are anticipated to occur.

- b. Drainage

The project has been analyzed by Riverside County Flood Control District for flood and drainage considerations. The Flood District's conclusions and recommendations were based on the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates and submitted to the Flood District for review. The proposed church building has been designed to be elevated and aligned outside of the floodplain to minimize the blockage of flows. In addition, the proposed church building will be required to be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection will be provided for earth filled areas exposed to erosive flows. Furthermore, the project has been designed and conditioned in a manner that preserves the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. No drainage issues are anticipated to occur.

5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The proposed project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.
6. The project site is located in the W-2 zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1 allows churches, temples, and other places of worship subject to the approval of a plot plan and the specific development standards specific to the W-2 zone pursuant to Section 15.2. The proposed project complies with the height, parking, setbacks, and all other applicable standards as follows:
  - a. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 (Variance) of Ordinance No. 348. The proposed

- project is consistent with this development standard as the building roofline is proposed at a maximum height of 32 feet, and a steeple architectural element with a maximum height of 50 feet.
- b.** The minimum lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average depth of 150 feet. The proposed project is consistent with this development standard because the project does not proposed to subdivide the existing 7.63 acre parcel, and the lot width is greater than 100 feet and the average depth is greater than 150 feet.
  - c.** As set forth in table above, the total required parking spaces for the project is 245 parking spaces. The project is consistent with this development standard as it will provide 262 parking spaces.
  - d.** The front, rear, and side yard have no minimum setbacks. However, the proposed church building has been setback from the front approximately 160 feet from Worsley Road and 350 feet from Highway 62.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as provided in the Conditions of Approval.
8. Notifications of this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause conflicts with a Tribal Cultural Resource or AB52.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has received written communication and phone calls from Morgan Reed Law Firm, representing Wintect Energy LTD., indicating opposition to the proposed project.

#### **APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.

# AREA MAP

PLOT PLAN NO. 26164



## Legend

- Blue line Streams
- City Areas
- World Street Map



**\*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.

**Notes**  
Subject site highlighted in blue.

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**VICINITY MAP**  
**PLOT PLAN NO. 26164**



- Legend**
-  Blueline Streams
  -  City Areas
  -  World Street Map

**Notes**  
 Subject site highlighted in blue.

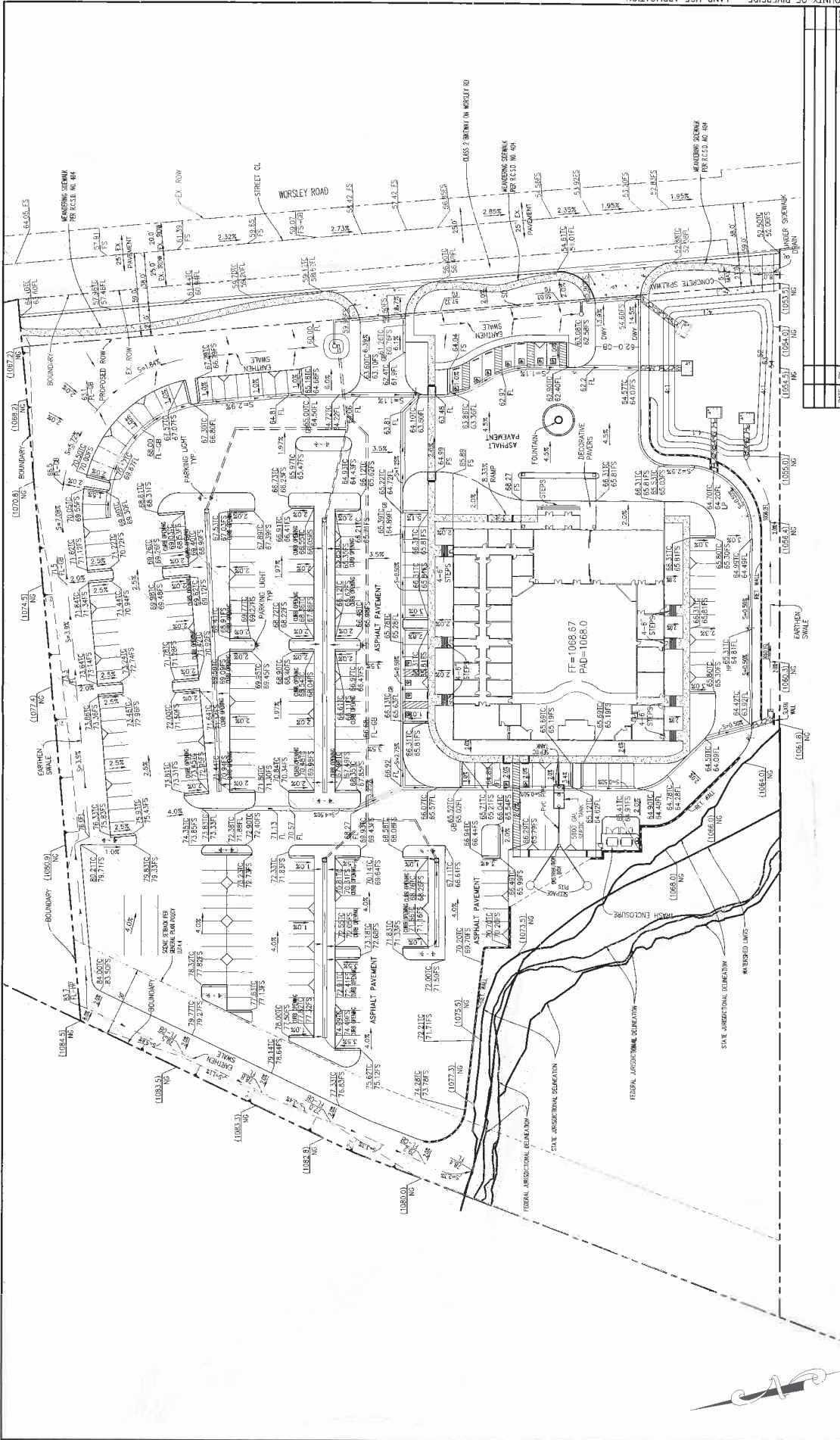
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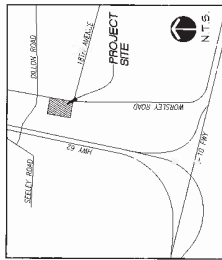




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BENCH MARK	
SCALE	AS SHOWN
FOR	UNITED PENTECOSTAL CHURCH
NO.	2
OF	2 SHEETS

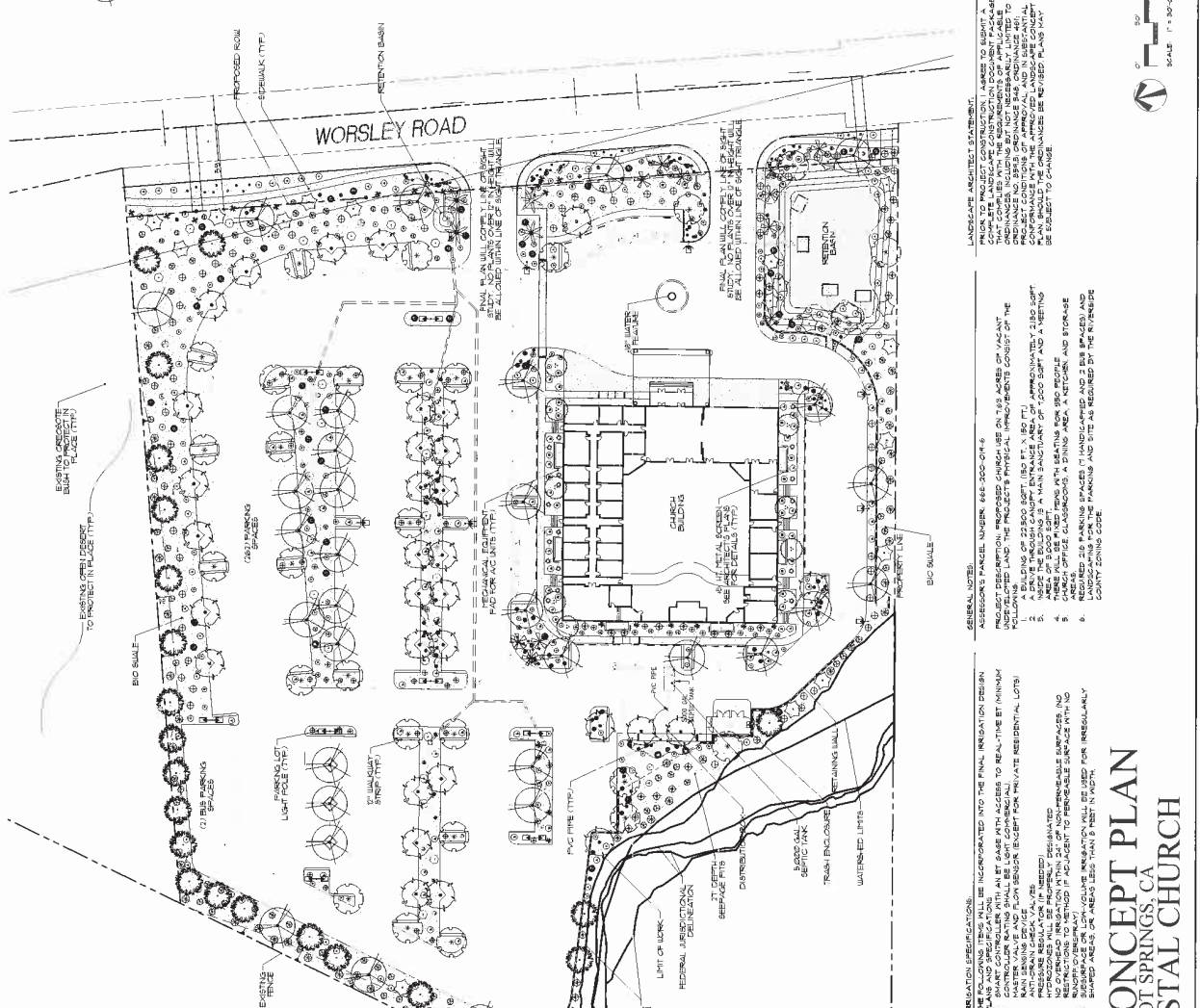
**TGA**  
**ENGINEERS, INC.**  
 CIVIL ENGINEERING, ARCHITECTURAL, STRUCTURAL,  
 ARCHITECTURAL, PLANNING, CONSULTING  
 3833 E. INLAND AVENUE, SUITE 200, WINDYBROOK, CA 91794  
 (951) 440-1100

GRAPHIC SCALE  
 1 IN. = 20 FT.  
 1" = 20'



**PLANT LEGEND**

SPECIES	CITY	COUNTY	SIZE	SPACING	REMARKS	INTERIOR USE
1	AGAVE PARVIFLORA	AG	AS SHOWN	9 GAL	AS SHOWN	03 LON
2	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
3	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
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37	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
38	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
39	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
40	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
41	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
42	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
43	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
44	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
45	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
46	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
47	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
48	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
49	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
50	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
51	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
52	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
53	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
54	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
55	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
56	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
57	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
58	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
59	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON
60	AGAVE PARVIFLORA	AG	AS SHOWN	5 GAL	AS SHOWN	03 LON

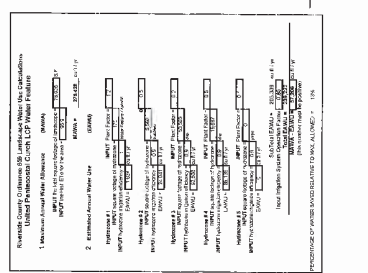


**GENERAL NOTES:**

- ASSESSOR'S PARCEL UNDER 666-200-019-6
- PROJECT DESCRIPTION: PROPOSED CHURCH USE ON 2.55 ACRES OF VACANT LAND. THE PROJECT'S PHYSICAL IMPROVEMENTS CONSIST OF THE FOLLOWING:
  - A CHURCH BUILDING WITH AN ENTRANCE AREA OF APPROXIMATELY 2,500 SQ FT
  - A DRIVE AND PARKING ENTRANCE AREA OF APPROXIMATELY 2,500 SQ FT
  - TRASH ENCLOSURE
  - LANDSCAPE IMPROVEMENTS INCLUDING PLANTINGS AND STORAGE AREAS
- THE PROJECT WILL BE CONSTRUCTION TO BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT.
- THE PROJECT WILL BE CONSTRUCTION TO BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT.
- LANDSCAPE IMPROVEMENTS SHALL BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT.
- THE PROJECT WILL BE CONSTRUCTION TO BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT.

**REGULATION SPECIFICATIONS:**

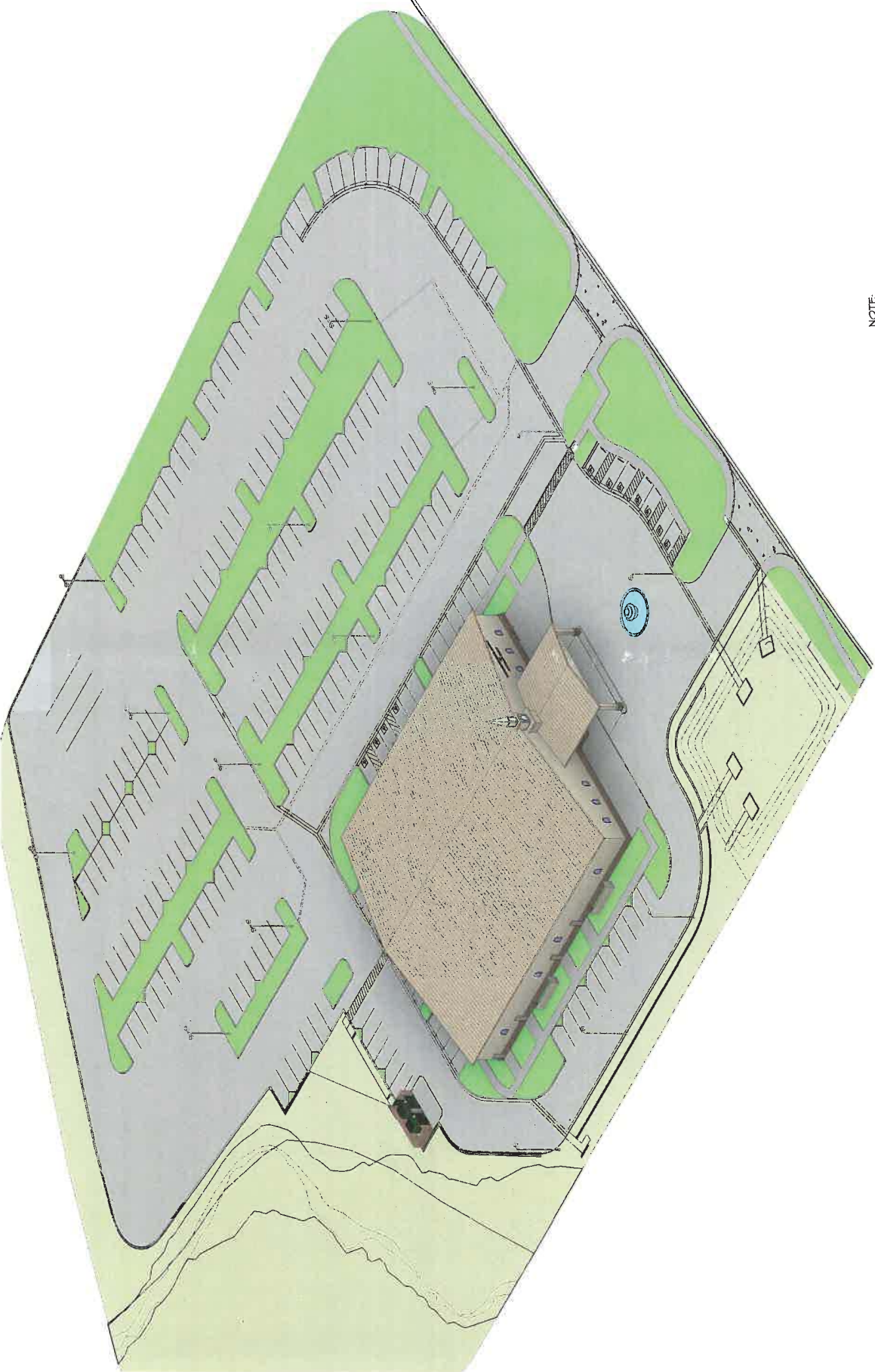
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN:
  - SMART CONTROLLER WITH AN SET BACK ACCESS TO REAL-TIME SET POINTS
  - METER VALVE AND FLOW SENSORS (SETBACK FROM PRIVATE RESIDENTIAL LOTS)
  - ANTI-DRAIN BACK VALVES
  - VALVE REGISTER FOR EACH ZONE
  - METER REGISTER FOR EACH ZONE
  - NO OVERHEAD IRRIGATION AT ANY POINT IN THE SYSTEM (UNDERGROUND IRRIGATION SYSTEM)
  - NO OVERHEAD IRRIGATION AT ANY POINT IN THE SYSTEM (UNDERGROUND IRRIGATION SYSTEM)
  - NO OVERHEAD IRRIGATION AT ANY POINT IN THE SYSTEM (UNDERGROUND IRRIGATION SYSTEM)
  - NO OVERHEAD IRRIGATION AT ANY POINT IN THE SYSTEM (UNDERGROUND IRRIGATION SYSTEM)
  - NO OVERHEAD IRRIGATION AT ANY POINT IN THE SYSTEM (UNDERGROUND IRRIGATION SYSTEM)
- SHARED AREAS OR AREAS LESS THAN 5 FEET IN WIDTH.



**LANDSCAPE CONCEPT PLAN**  
 APN: 666-200-019-6 DESERT HOT SPRINGS, CA  
**UNITED PENTECOSTAL CHURCH**

**Hispanic Design Group**  
 7389 MILLER RD  
 FALMOUTH, CA 95551  
 PHONE: (916) 779-1211  
 FAX: (916) 779-1212

# UNITED PENTECOSTAL CHURCH PROJECT



NOTE:  
STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY,  
FOR SPECIFIED COLOR, SEE SHEET DD600.

Architectural Perspective

NO.	DATE	DESCRIPTION

Consulting Engineer



ALYD CONSULTING  
14071 Pavon Ct. #2051  
Chino Hills, California 91709  
Mobile: (951) 231-0181  
www.alydconsulting.com

Architectural Planning / Entitlements / Project Management  
UNITED PENTECOSTAL CHURCH  
AFN: 668-200-019-6  
DESERT HOT SPRINGS, CA 92282

COVER SHEET  
SHEET NO. 001  
PROJECT NO. UP02007H-B  
DRAWN BY: ALYD  
CHECKED BY: ALYD

DD000



DD001

SHEET

DATE: 03/20/18

PROJECT: UNITED PENTECOSTAL CHURCH

DRWING: ALYD

UPC2017-18

SITE PLAN

UNITED PENTECOSTAL CHURCH  
DESERT HOT SPRINGS, CA 92282  
APN: 668-200-014-6

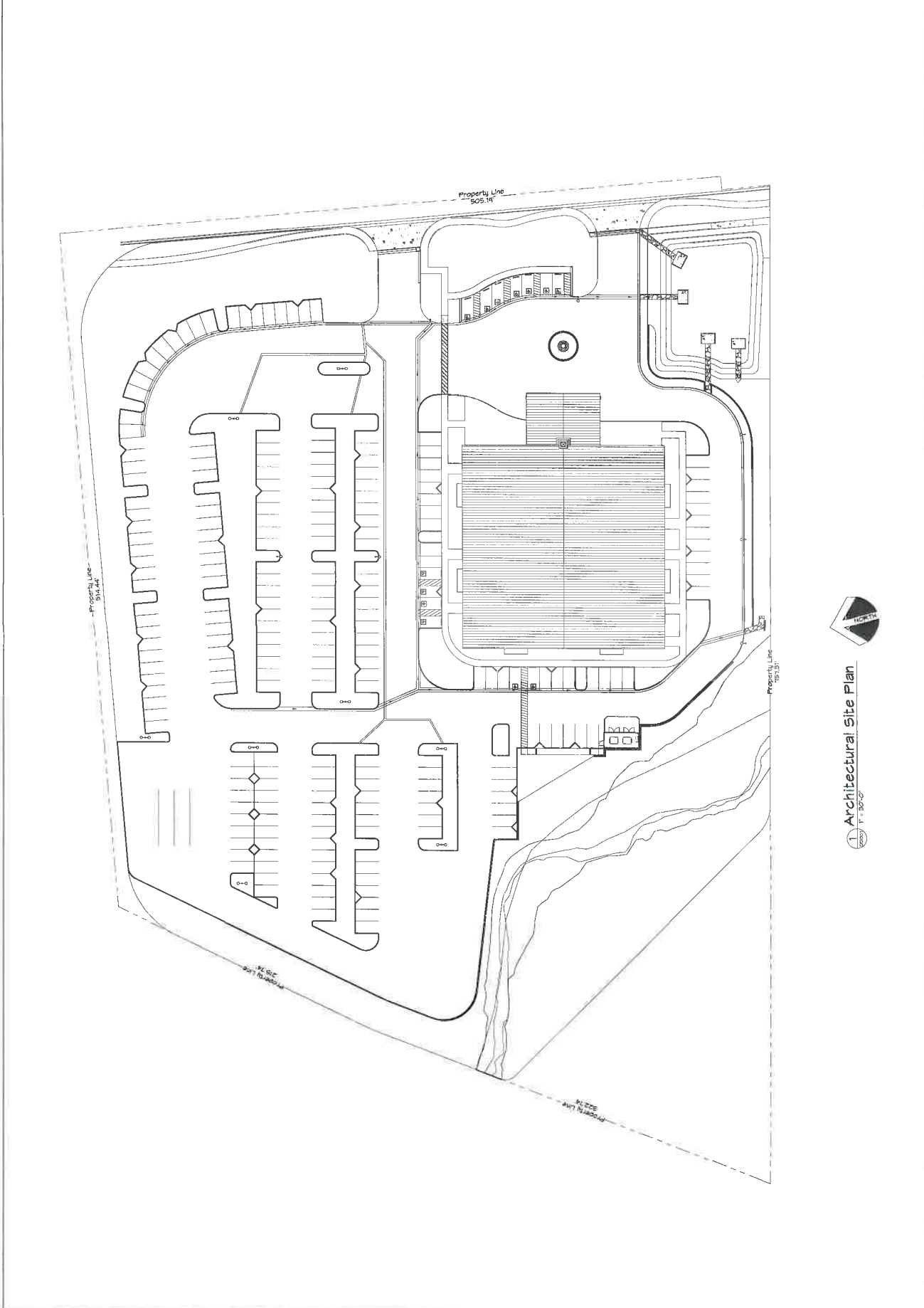
ALYD CONSULTING  
14071 PLYMOUTH DR. #2051  
CHINO HILLS, CALIFORNIA 91709  
TERRY BAND: (626) 706-6793  
MICHAEL HERRERA: (951) 231-0181  
WWW.ALYDCONSTRUCTING.COM



Consulting Engineer

NO.	DATE	DESCRIPTION

REVISION SCHEDULE

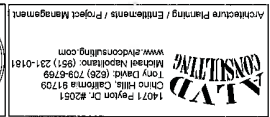


1 Architectural Site Plan  
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

REVISION SCHEDULE

Consulting Engineer:  
 Consulting Engineer



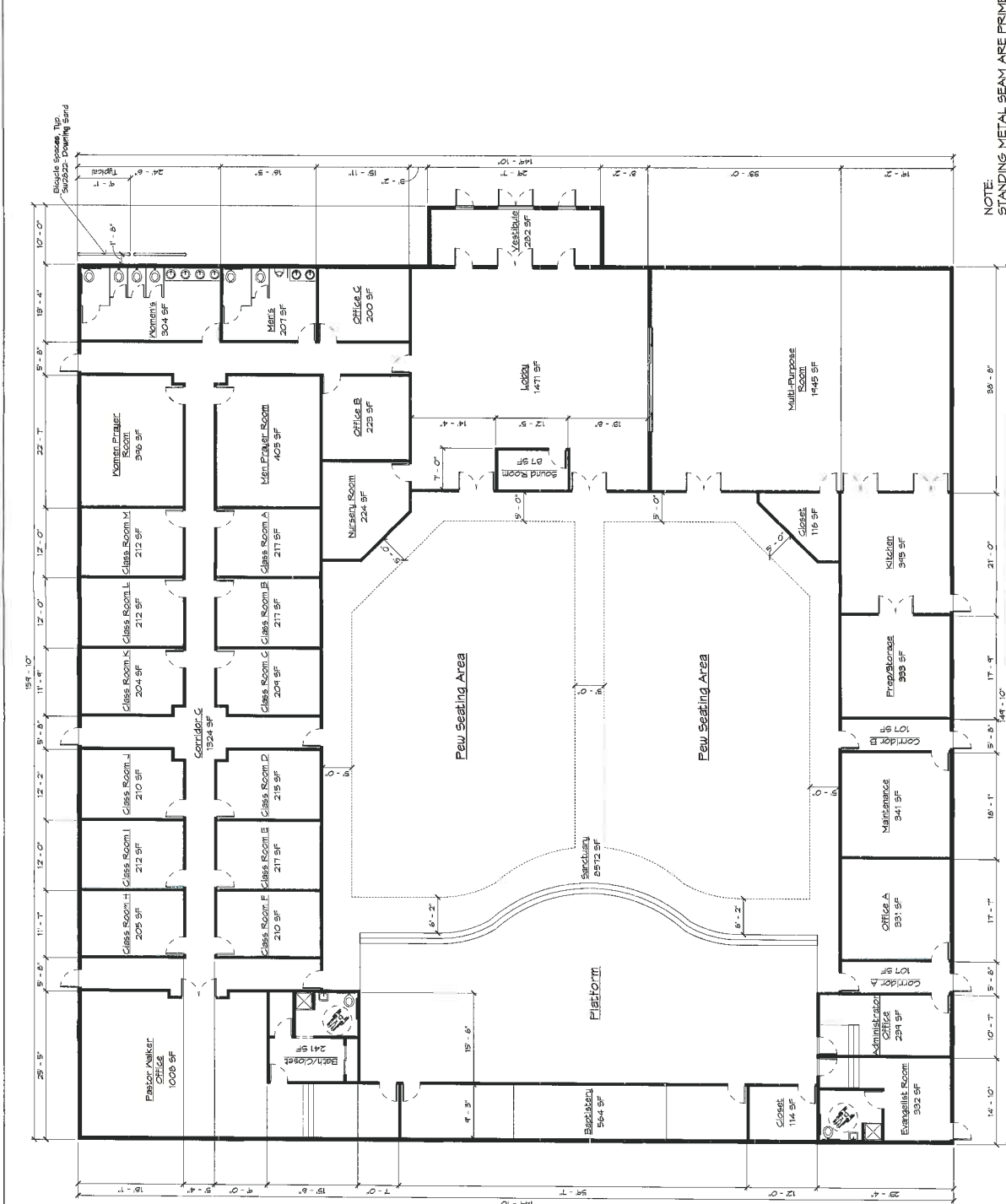
14071 PAVAN DR #2051  
 CHINA HILLS, CALIFORNIA 91709  
 (951) 251-0181  
 www.alydconsulting.com

Architecture Planning / Entertainers / Project Management

PROPOSED FLOOR PLAN  
 UNITED PENTECOSTAL CHURCH  
 APN: 668-200-019-6  
 DESERT HOT SPRINGS, CA 92282

DD100

Name	Area
Pastor/Member Office	1008 SF
Sanctuary	6572 SF
Administrators Office	294 SF
Evangelist Room	332 SF
Restroom	114 SF
Corridor A	107 SF
Office A	331 SF
Office B	311 SF
Maintenance	333 SF
Prep/Storage	333 SF
Kitchen	396 SF
Multi-Purpose Room	1449 SF
Vestibule	282 SF
Corridor	116 SF
Sound Room	87 SF
Men's Prayer Room	228 SF
Office B	228 SF
Office C	200 SF
Men's	207 SF
Men's Prayer Room	409 SF
Women Prayer Room	396 SF
Class Room A	211 SF
Class Room B	204 SF
Class Room C	215 SF
Class Room D	215 SF
Class Room E	210 SF
Class Room F	210 SF
Class Room G	205 SF
Class Room H	205 SF
Class Room I	212 SF
Class Room J	212 SF
Class Room K	204 SF
Class Room L	212 SF
Class Room M	212 SF
Class Room N	212 SF
Grand Total	22402 SF



NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR. SEE SHEET DD600.



Floor Plan  
 1/8" = 1'-0"

Exhibit C

REVISION	DATE	DESCRIPTION

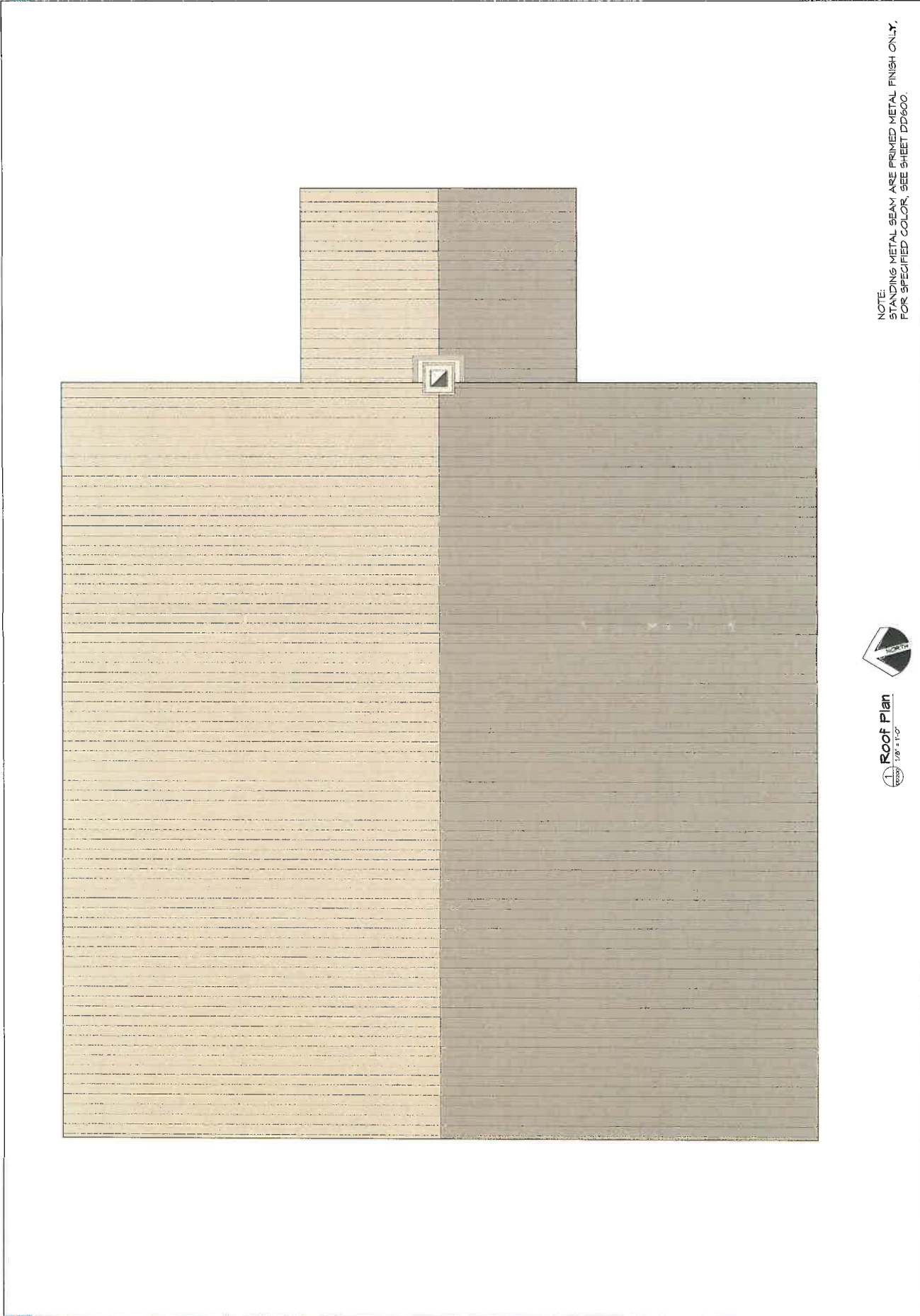
Consulting Engineer  
 Consulting Engineer



14271 Payson Dr #2051  
 Chino Hills, California 91709  
 Tony David (928) 709-8789  
 Michael Napalano (951) 221-0181  
 www.mnconsulting.com

Architecture Planning / Entitlements / Project Management  
**ALTD CONSULTING**  
 UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UJC2011-18  
 DRAWN BY: ALVD  
 DATE: 03/26/18  
 SHEET: DD200



NOTE: STANDING METAL SEAM, ARE PRIME METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.



**Roof Plan**  
 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

Consulting Engineer

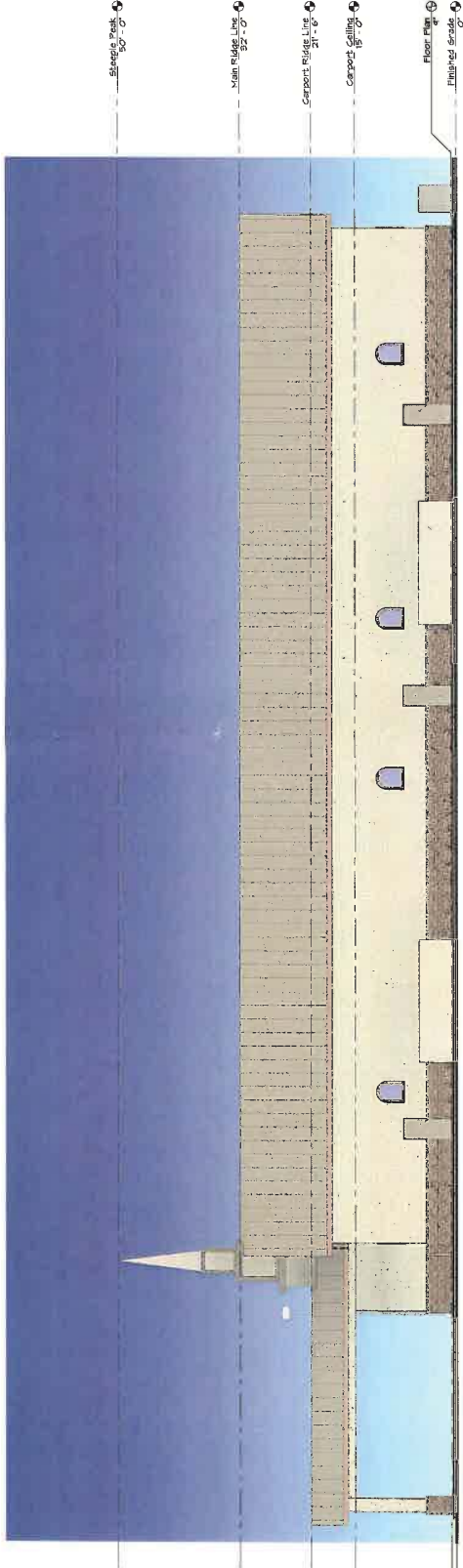


ALVD CONSULTING  
 Architecture Planning / Exhibitions / Project Management  
 14071 Peyton Dr. #2051  
 Chino Hills, California 91709  
 Tony David (626) 709-6789  
 Michael Hayslip (951) 201-0181  
 www.alvdconsulting.com

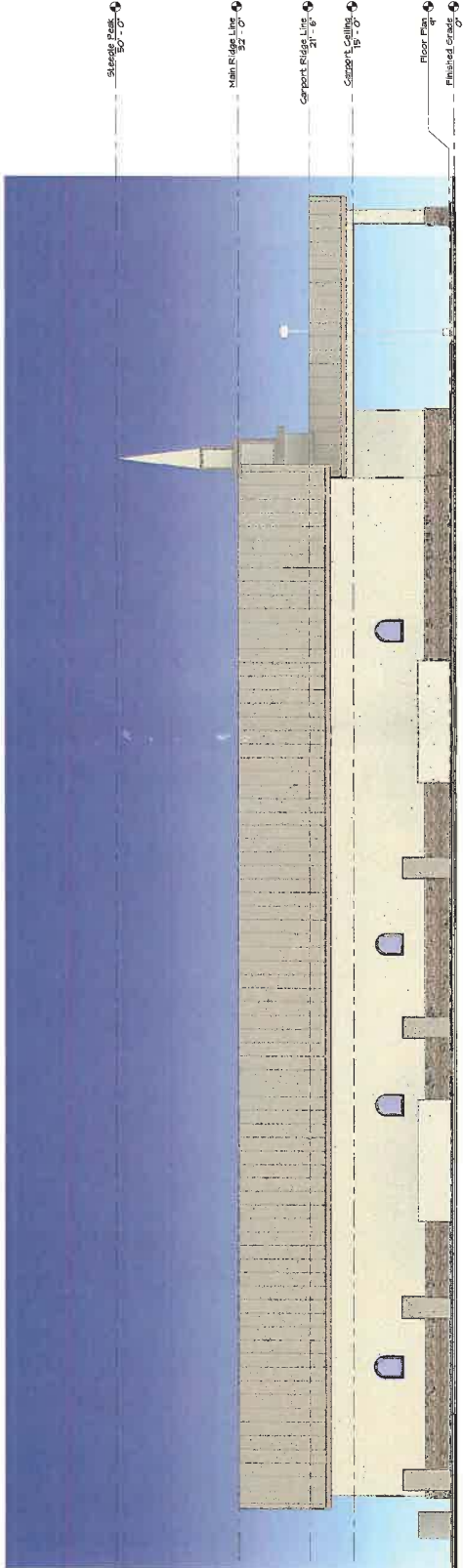
UNITED PENTECOSTAL CHURCH  
 APN: 668-200-014-6  
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UPG0207-18  
 DRAWN BY: DATE: ALVD  
 CHECKED BY: DATE: ALVD  
 SHEET: DD300

DD300



1 North Elevation  
 1/8" = 1'-0"



2 South Elevation  
 1/8" = 1'-0"

NOTE:  
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.  
 FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION

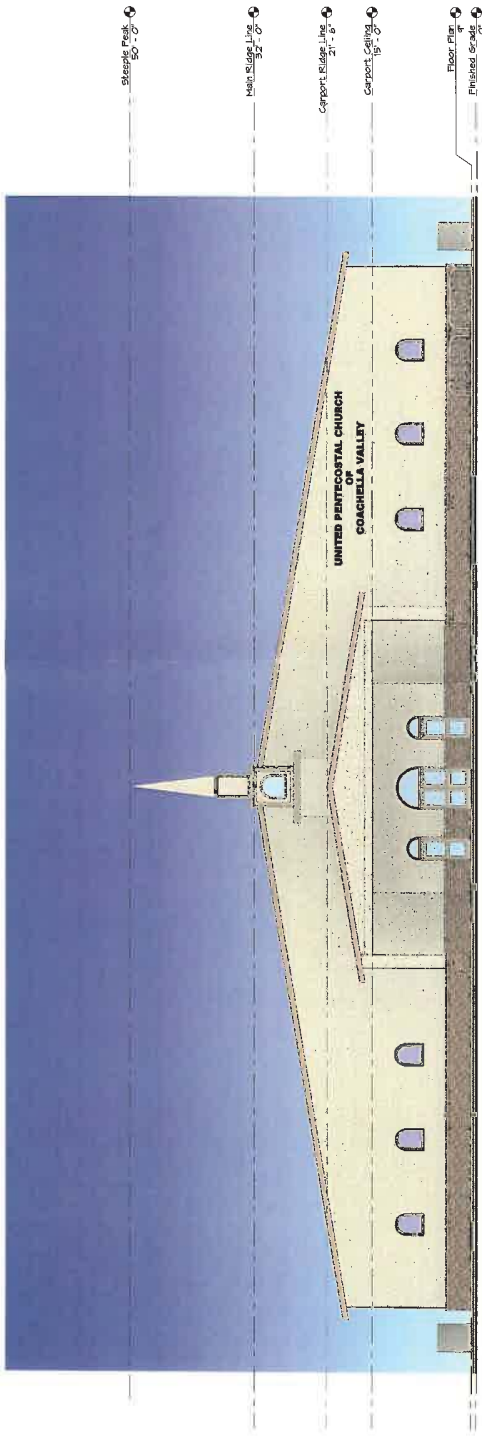
Consulting Engineer



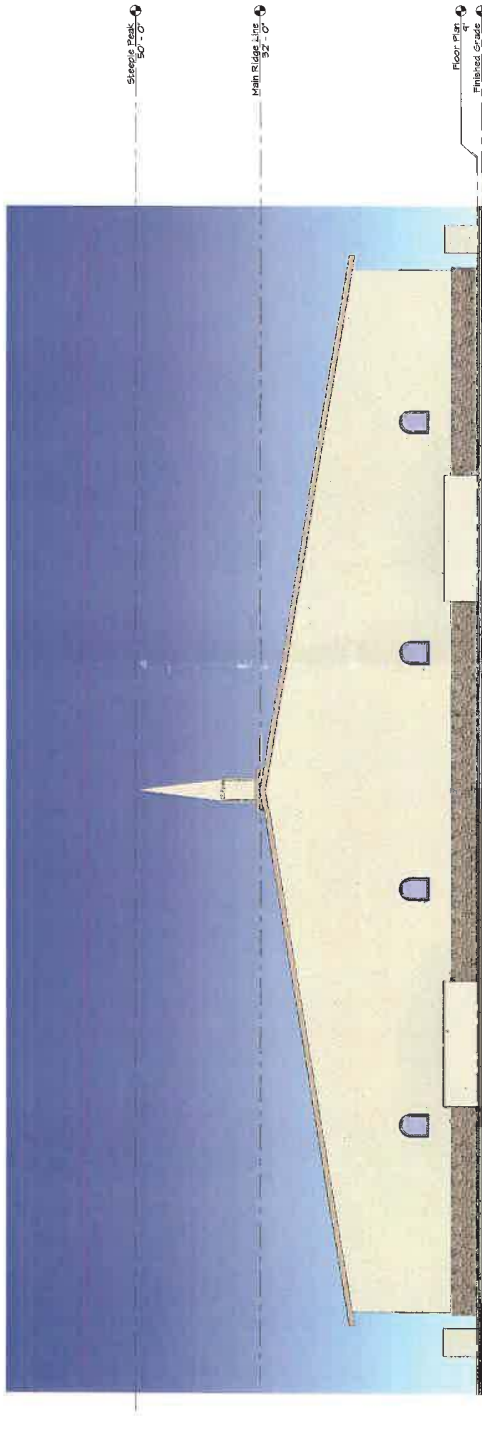
ALYD CONSULTING  
 14071 Pajon Dr. #201  
 Corona Hills, California 91706  
 Tony David (626) 709-6783  
 Michael Knapik (951) 231-0181  
 www.alydconsulting.com

Architectural Planning / End-users / Project Management  
 UNITED PENTECOSTAL CHURCH  
 APN: 668-200-019-6  
 DESERT HOT SPRINGS, CA 92282

PROJECT NO.: 142202019  
 SHEET: DD301



1 East Elevation  
 1/8" = 1'-0"



2 West Elevation  
 1/8" = 1'-0"

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

BUILDING ELEVATIONS

NO.	DATE	REVISION	DESCRIPTION

Consulting Engineer

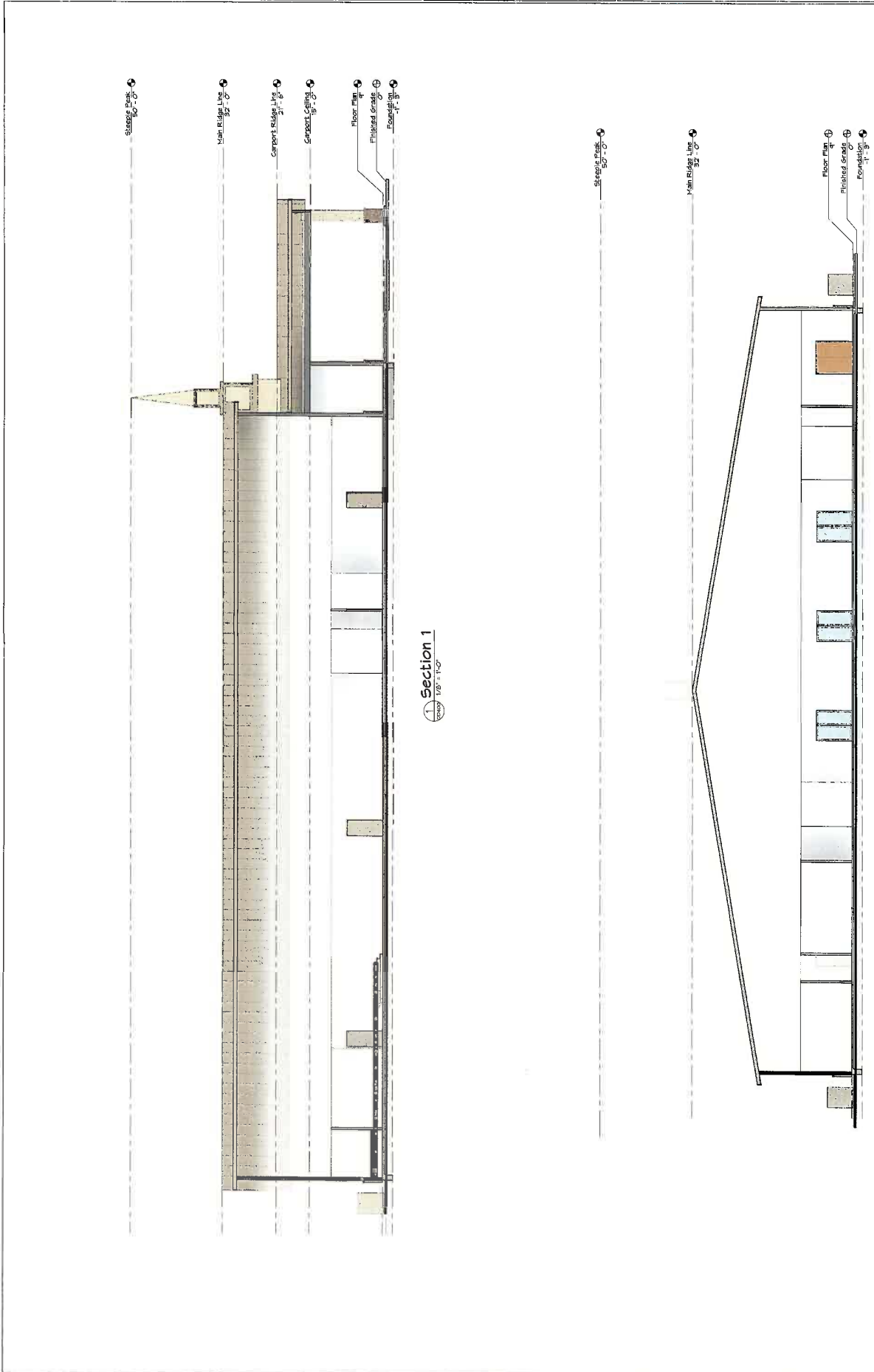


ALYD CONSULTING  
 14071 Parker Dr. #2051  
 Chino Hills, California 91709  
 Michael R. Davidson (651) 231-0181  
 www.alydconsulting.com  
 Architecture/Planning / Interiors / Project Management

UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282  
 APN: 668-200-019-6

PROJECT NAME: UNITED PENTECOSTAL CHURCH  
 SHEET: DD400

DD400



Section 1  
 1/8" = 1'-0"

Section 2  
 1/8" = 1'-0"

NOTE:  
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.  
 FOR SPECIFIED COLOR. SEE SHEET DD600.

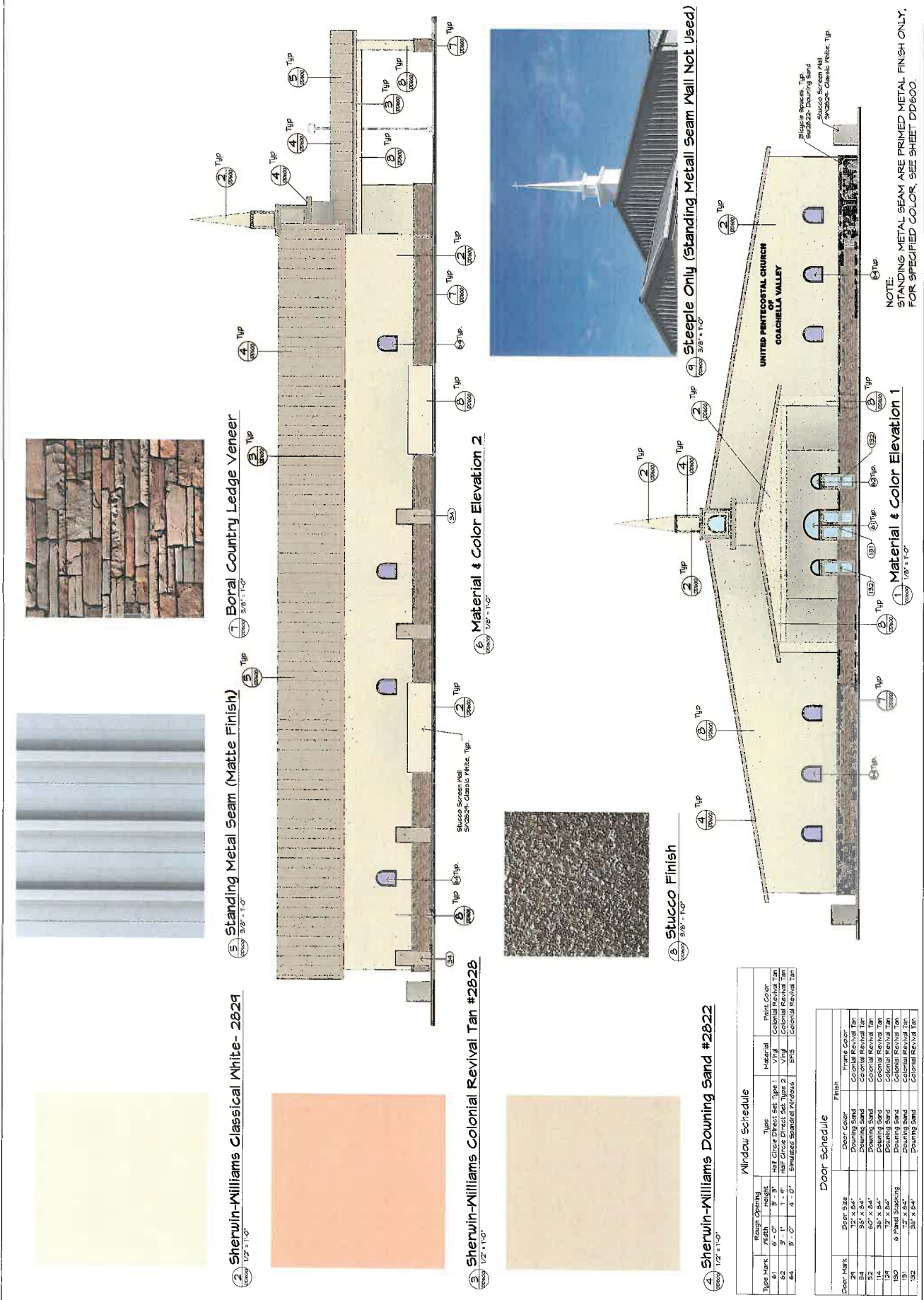
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/25/2019
2	REVISED PER ARCHITECT	09/10/2019
3	REVISED PER ARCHITECT	09/10/2019
4	REVISED PER ARCHITECT	09/10/2019
5	REVISED PER ARCHITECT	09/10/2019
6	REVISED PER ARCHITECT	09/10/2019
7	REVISED PER ARCHITECT	09/10/2019
8	REVISED PER ARCHITECT	09/10/2019
9	REVISED PER ARCHITECT	09/10/2019
10	REVISED PER ARCHITECT	09/10/2019

Consulting Engineer  
 14271 Paloma Dr #2251  
 Chino Hills, California 91708  
 Tel: 909-438-8888  
 Fax: 909-438-8889  
 www.alvd.com



ALVD CONSULTING  
 Architecture/Planning/Entitlements/Project Management  
 14271 Paloma Dr #2251  
 Chino Hills, California 91708  
 Tel: 909-438-8888  
 Fax: 909-438-8889  
 www.alvd.com

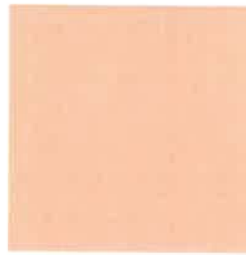
UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282  
 APN: 666-200-019-6  
 MATERIALS & COLORS  
 SHEET DD600



2 Sherwin-Williams Classical White- 2829  
 1/2" x 1'-0"

5 Standing Metal Seam (Matte Finish)  
 3'-0" x 1'-0"

7 Borai Country Ledge Veneer  
 3'-0" x 1'-0"



6 Material & Color Elevation 2  
 1/8" x 1'-0"



8 Stucco Finish  
 8'-0" x 1'-0"



9 Steeple Only (Standing Metal Seam Wall Not Used)  
 2'-0" x 1'-0"

4 Sherwin-Williams Downing Sand #2822  
 1/2" x 1'-0"

Window Schedule

Type	Mark	Width	Height	Type	Material	Paint Color
61	6'-0"	9'-5"	NEF Circle Direct Set, Type 1	Vinyl	Colonial Revival Tan	Colonial Revival Tan
62	9'-1"	1'-0"	NEF Circle Direct Set, Type 2	Vinyl	Colonial Revival Tan	Colonial Revival Tan
64	8'-0"	4'-0"	Single Square Windows	BFS	Colonial Revival Tan	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Frame Color
21	72" x 84"	Downing Sand	Colonial Revival Tan
24	36" x 84"	Downing Sand	Colonial Revival Tan
114	36" x 84"	Downing Sand	Colonial Revival Tan
124	72" x 84"	Downing Sand	Colonial Revival Tan
130	6 Panel Slabbing	Downing Sand	Colonial Revival Tan
132	36" x 84"	Downing Sand	Colonial Revival Tan

REVISIONS	DATE	DESCRIPTION

Consulting Engineer



ALYD CONSULTING  
 14071 Peyton Dr. #2051  
 Chino Hills, California 91709  
 Tel: (909) 438-1100  
 Fax: (909) 438-1101  
 www.alydconsulting.com

Architecture Planning / Exhibitions / Project Management  
 UNITED PENTECOSTAL CHURCH  
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UPCC2017-19  
 DRAWN BY: DATE: 3/2/2018  
 ALYD  
 SHEET

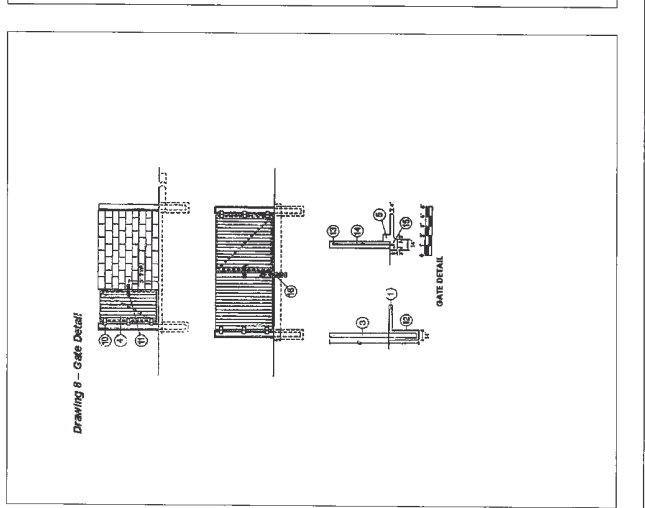
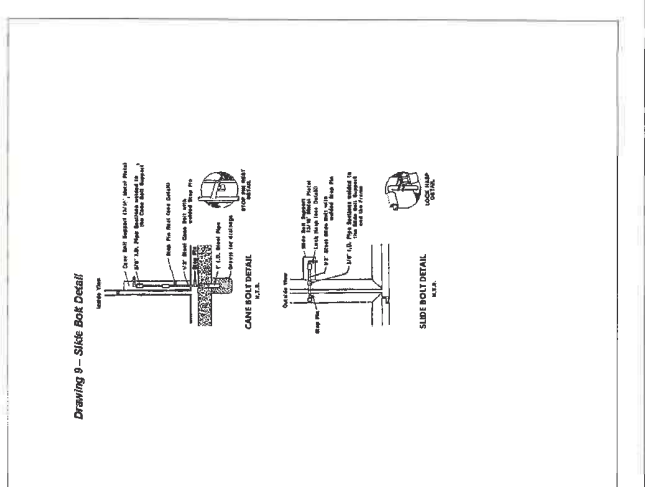
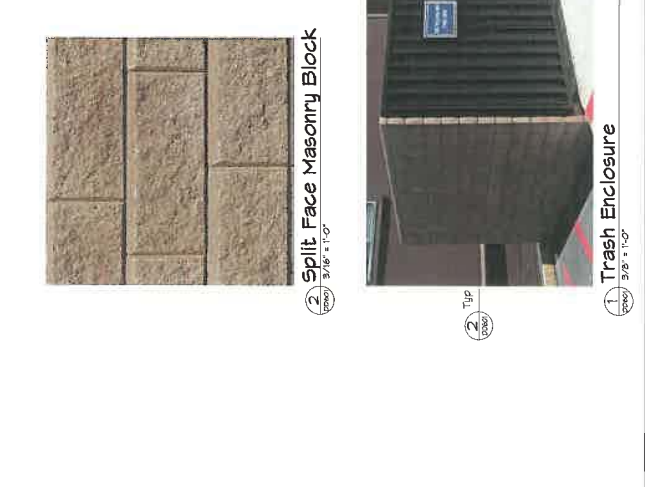
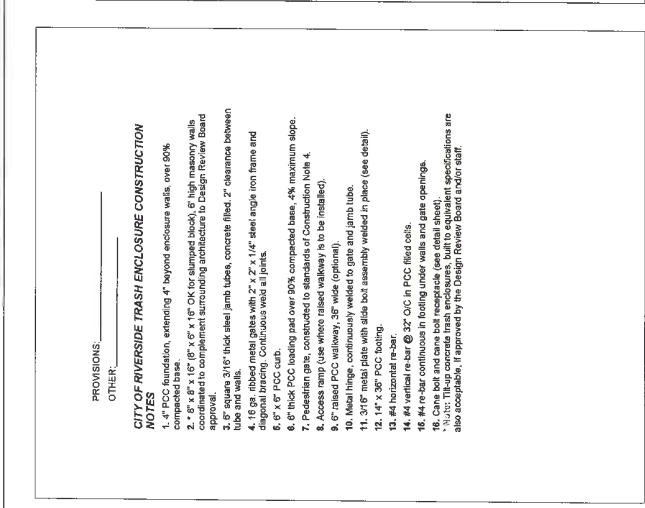
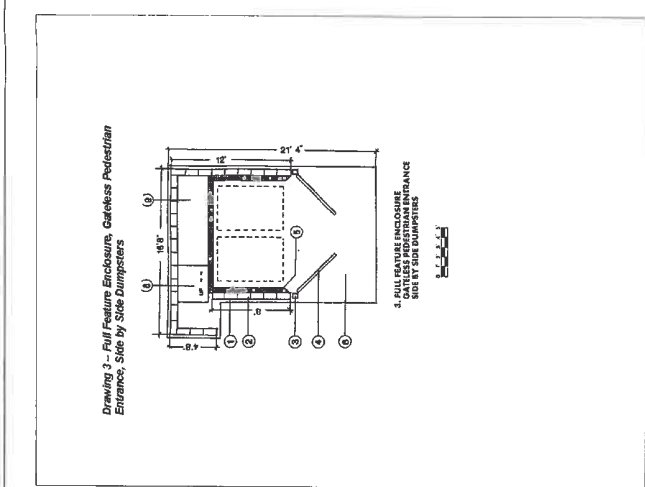
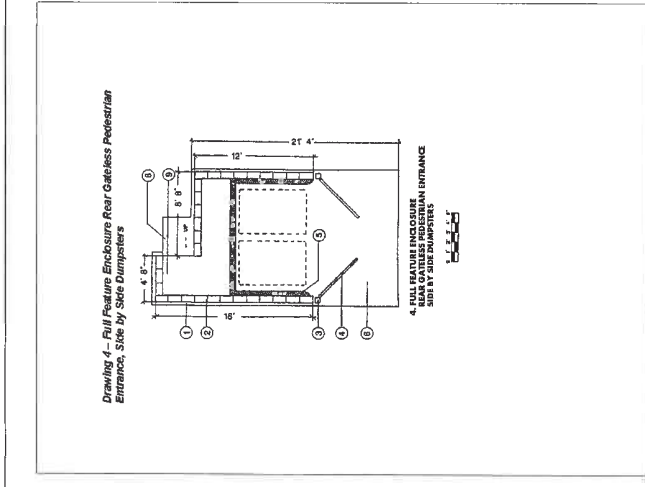
DD601

PROVISIONS: \_\_\_\_\_  
 OTHER: \_\_\_\_\_

**CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES**

- 4" PCC foundation, extending 4" beyond enclosure walls, over 80% compacted base.
- 6" x 6" x 16" O/C (or diamond block), 6" high masonry walls, coordinate to counterpart surrounding architecture to Design Review Board approval.
- 6" square 3/16" thick steel jamb tubes, concrete filled, 2" clearance between jamb tubes.
- 1/8" (or embed metal) girths with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld at joints.
- 6" x 6" PCC curb.
- 6" thick PCC loading pad over 90% compacted base, 4% maximum slope.
- Pedestrian gate, constructed to standards of Construction Code 4.
- Access ramp (use where raised walkway is to be installed).
- 6" embed PCC roadway, 3" wide (optional).
- 6" embed PCC curb, 3" wide (optional).
- 3/16" metal gate web with stick bolt assembly welded in place (see detail).
- 14" x 30" PCC footing.
- 64 horizontal rebar.
- 64 vertical rebar @ 32" O/C in PCC filled cells.
- 64 re-bar continuous in footing under walls and gate openings.
- Cable bolt and cone bolt receptacle (see detail sheet).

Notes: 1. All dimensions are in feet and inches unless otherwise specified. 2. All materials and workmanship shall conform to the specifications and standards of the City of Riverside, California. 3. All materials and workmanship shall be approved by the Design Review Board in prior staff.







2 Sherwin-Williams Classical White- 2829



5 Standing Metal Seam (Matte Finish)



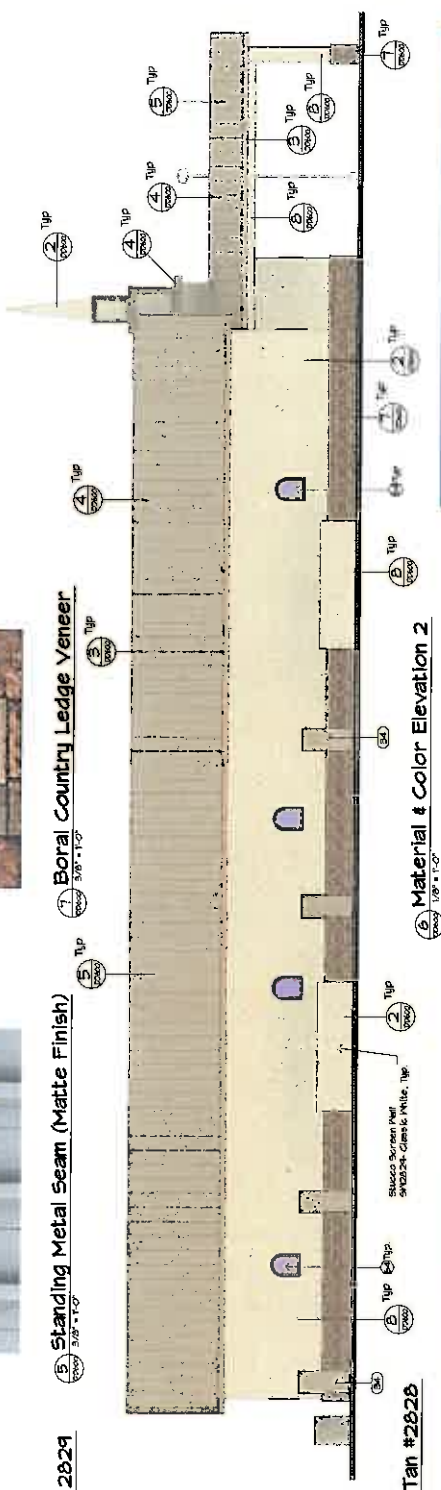
7 Borai Country Ledge Veneer



3 Sherwin-Williams Colonial Revival Tan #2828



4 Sherwin-Williams Downing Sand #2822



9 Steeple Only (Standing Metal Seam Wall Not Used)

Window Schedule

Window Mark	Finish	Height	Material	Paint Color
W1	1/2" x 1'-0"	6'-0"	1/2" x 1'-0"	Colonial Revival Tan
W2	1'-0"	9'-0"	1/2" x 1'-0"	Colonial Revival Tan
W3	1'-0"	9'-0"	1/2" x 1'-0"	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Material	Paint Color
D1	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D2	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D3	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D4	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D5	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D6	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D7	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D8	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D9	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan
D10	3'-0" x 6'-0"	1/2" x 1'-0"	1/2" x 1'-0"	Colonial Revival Tan



NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**Plot Plan No. 26164** is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms.

The project site is currently vacant and located directly east to Highway 62. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located directly adjacent to a solar energy facility (across Worsley Road to the east) and approximately 1,000 feet north of a wind energy facility. **APN: 668-200-019**



**NOTICE is HEREBY GIVEN** that the Riverside County Planning Department has prepared a Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Negative Declaration is from Friday, April 25<sup>th</sup>, 2018 to Monday, May 25<sup>th</sup>, 2018. Written comments on this Negative Declaration will be accepted during the public review period.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The proposed negative declaration and associated documents including technical reports 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, an appointment or to receive an electronic copy of the document, contact the project planner.

At the time of this notice, a public hearing has not been scheduled for the proposed project. A separate notice for the public hearing on the project will be provided once the date and time for the hearing is set. All comments received during the public review period 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.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E*  
*Assistant TLMA Director*

**NEGATIVE DECLARATION, ENVIRONMENTAL ASSESSMENT No.**  
**42982**

Project/Case Number: PP26164

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jason Killebrew Title: Project Planner Date: April 18, 2018

Applicant/Project Sponsor: United Pentecostal Church

Date Submitted: April 25, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Jason Killebrew Date: June 4, 2018

The environmental assessment 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 Jason Killebrew at 951-955-0314.

Y:\Planning Case Files-Riverside office\PP26164\ND Coverletter.docx

Please charge deposit fee case#: ZEA42982 PP26164

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** 42892  
**Project Case Type (s) and Number(s):** PP26164

**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jason Killebrew, Urban Regional Planner IV  
**Telephone Number:** 760 863-7684  
**Applicant's Name:** United Pentecostal Church  
**Applicant's Address:** PO Box 596 Desert Hot Springs CA 92240

**I. PROJECT INFORMATION**

**Project Description:** A request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The maximum height of the church building is 32 feet with a proposed 50-foot high steeple (architectural feature). The project will provide 262 parking spaces on 7.63 gross acres. – APN: 668-200-019

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

**B. Total Project Area:** 7.63 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 22,406	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 668-200-019

**Street References:** Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road

**Section, Township & Range Description or reference/attach a Legal Description:** A parcel of land lying within the northeast quarter of the southeast quarter (NE1/4 SE1/4) of Section 7 and within the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 8, all in Township 3 South, Range 4, East of the San Bernardino Meridian, County of Riverside, State of California,

**D. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located at the southeastern base of the San Bernardino Mountains, and consists of relatively gentle sloping terrain that slopes downward in a northwest to southeast direction. The existing drainage course follows this sloping direction. The terrain in the project area generally slopes to the southeast on an alluvial fan. The majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site located at the southeast intersection of Dillon Road and Worsley Road. Wind turbine facilities are located south of 18<sup>th</sup> Avenue, and Highway 62 to the west. There are also some parcels scattered northeast of the subject site developed as single family residential lots.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. In addition, the proposed church use will not conflict with any General Land Use policies.

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted a plot plan application (PP26164) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act. The project as proposed meets all the development standards of Ordinance No. 348 and therefore is consistent with subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. The project would take primary access from Worsley Road, which front the subject site to the east. The existing circulation to the site has been deemed adequate. All potential impacts to the General Plan Circulation Element have been analyzed in this initial study. The project is not proposing to make any changes to the existing circulation.
3. **Multipurpose Open Space:** The proposed project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located with any CVMSHCP conservation area. The nearest conservation area is located to the west, on the west side of Highway 62, approximately 2,000 feet from the proposed project. The site, although not in a conservation area, is located within the CVMSHCP fee area, and would be subject to any applicable fees. The proposed project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located within a mapped Fault Zone, but is within an area that has a moderate susceptibility to liquefaction and susceptible to subsidence. A preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure structures at the site will be appropriately designed. The site is located in an area that is sensitive to flooding. A hydrology study was prepared by TGA Engineering, Inc. and reviewed by the Riverside County Flood and Water Conservation District and concluded that the 100-year storm events existing and proposed would be practically equal, therefore the project will not trigger a flood related impact. The project site is not located within a high fire hazard area. The proposed project will be required to comply with all applicable local and state regulations, including the California Building Code (through the Building and Grading Permits) to ensure health and safety. In addition, the proposed project has allowed for sufficient access to the site for emergency response through project design and the payment of development impact fees. The proposed project is consistent with the Safety Element of the General Plan.

5. **Noise:** The proposed use is a church facility surrounded by primarily vacant land with sparsely scattered residential to the west (across from Highway 62) and a renewable energy uses directly to the east. A Noise Impact Analysis, prepared by Kunzman Associates, Inc., that concluded that the project would generate short-term noise from construction, and long-term operational noise associated with the project and its parking lot. However, Peak hour operational noise from the proposed church, as designed, will not exceed the levels adopted by the County of Riverside. Therefore, the project will not conflict with any General Plan Noise Element policies.
6. **Housing:** No Housing is proposed or associated with the project. The subject site is vacant and designated Rural Desert, where a single-family residence would be allowed at a density of one dwelling unit per 10 acres. The subject site is approximately 7.63 acres and could support the construction of one single-family residence. Therefore, the proposed project would not result in the displacement of significant number of existing housing, nor create a need for new housing. The proposed project will not conflict with the General Plan Housing Element polices.
7. **Air Quality:** The proposed project includes site preparation and construction-related activities. The proposed project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. The proposed project will not conflict with the Healthy Communities Element of the General Plan.

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

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

**D. Land Use Designation(s):** Rural Desert

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** San Gorgonio Pass Wind Energy

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Desert

4. **Overlay(s), if any:** None

**H. Policy Area(s), if any:** San Gorgonio Pass Wind Energy

**I. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

**J. Existing Zoning:** Controlled Development W-2

K. Proposed Zoning, if any: None

L. Adjacent and Surrounding Zoning: Controlled Development W-2 to the West, South and North; and Wind Energy Resource to the East.

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

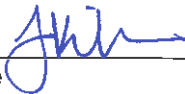
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects 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.
<input type="checkbox"/> 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



Date

4/18/10

Jason Killebrew,  
Project Planner  
Printed Name

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



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact: a) The proposed project is located adjacent to California State Route 62 (Highway 62), a state designated scenic highway corridor. The site is currently vacant and is surrounded to the south and east by renewable energy developments (solar and wind energy systems) that are visible from Highway 62. The proposed church has been designed to blend into the existing desert panorama area utilizing lighter earth tones and stone treatments. The proposed church building would be approximately 32 feet with a steeple element reaching 50 feet, shorter than the wind energy turbines in the area. The proposed church building is located approximately 350 feet from Highway 62. The site will adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. Adherence to this requirement would result in a less than significant impact upon the identified scenic highway corridor.

b) The proposed project has been designed to incorporate colors that will blend into the existing scenic corridor. The project will also incorporate native landscaping that will complement the finish building color. These project design features will enhance the site and will not 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. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The project site is located approximately 41.9 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area, as the use of the site would predominately occur during the daytime. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

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) The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses are vacant with the exception of wind turbines and a solar facility to the south and a business on the opposite side of Highway 62. The project proposes constructing a 22,406 square foot church building on 7.63 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. The nearest residential parcels are scattered approximately 2,580 feet to the northeast of the project site. At this distance it is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated that these residential properties would be exposed to unacceptable light levels created by the proposed project. Therefore, impacts to light levels will be considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by vacant undeveloped land with the exception of wind turbines and a solar facility to the south and east. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>5. Forest</b>	<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
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation (March, 2017)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities which would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and, and population estimates. The site is currently vacant with sparsely scattered residential uses approximately 2,600 feet away, energy producing facilities to the south and west, and existing business to the west on the west side of Highway 62. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2016 AQMP.

b) Short term air quality impacts would occur during site preparation, including grading and equipment exhaust. The project was screened using the CalEEMod version 2016.3.1 emissions model and concluded that the major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. These standard conditions will reduce emissions to the lowest amounts feasible. Construction emissions were screened and quantified in the Air Quality and Greenhouse Assessment, to document the effectiveness of these control measures. Therefore, short-term, construction emissions from the proposed project will not result in a significant impact.

The long-term, operational emissions from the proposed project would occur during the projects operation primarily through vehicle trip emissions. Operational emissions include Energy (generation and distribution of energy to use), Area (church land use), Mobile (CalEEMod default for a 450 fixed pew place of worship: 275 weekday trips, 405 Saturday trips, and 833 Sunday trips), and GHG emissions. Based on Table 8 of the Air Quality and Greenhouse Assessment, all operational emission categories would not exceed the SCAQMD thresholds, and therefore would not result in a significant impact. The project would not exceed the Riverside County's GHG screening threshold of 3,000 CO<sub>2</sub>e per year, therefore consistent with the Riverside County's Climate Action Plan. Furthermore, as demonstrated in Table 10 of the Air Quality and Greenhouse Assessment, the project would not exceed the Localized Significance Emission Thresholds established by the SCAQMD *Final Localized Significance Threshold Methodology, 2003*. Therefore, while the potential that vehicle trips may increase due to the project is self-evident because the proposed project is a new church which will be built on vacant land, the vehicle trips and subsequent air quality emissions are considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include some scattered single-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and scope of the project.

e) An Air Quality Assessment, prepared by Lilburn Corporation, dated March 23, 2017, indicates that surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance. The type of facilities typically considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations, dairy farms, petroleum refineries, asphalt batch plants, chemical and food manufacturing facilities. The proposed project will operate as a church and would not generate the type of uses that would lead to the generation of objectionable odors. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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

Source: Habitat Assessment, including MSHCP Consistency Analysis, Prepared by Gonzales Environmental Consulting, LLC. (September 26, 2017)

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A Habitat Assessment Including MSHCP Analysis was prepared by Gonzales Environmental Consulting, dated August 19, 2017 to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Habitat Assessment and focused presence/absence surveys for burrowing owl were conducted and found no signs of burrowing owl, and any other sensitive species using the proposed project site or the zone of influence. The project will be conditioned to conduct burrowing owl services prior to the initiation of construction activities. This is a condition of approval and is not considered to be mitigation for the project. Based on the data collected by Gonzales Environmental Consulting, there will be less than significant impacts related to threatened or endangered species.

c) A Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 concluded that no conservation land would be required to be set aside, and that no riparian areas were present on the subject site. In addition, the assessment determined that no significant habitat exists on-site. The project site has been vacant and undeveloped for some time. A desert dry wash was found on the southwesterly property line of the proposed project site that would fall under the jurisdictions of the Army Corp of Engineers, California Department of Fish and Wildlife, and California Regional Water Control Board. The project has been re-designed to move the project area completely out of these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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jurisdictional boundaries. However, the project will be conditioned to obtain permits from the Army Corp of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board if grading and construction activities were to deviate from the site design and encroach into these jurisdictions. This is a condition of approval and is not considered to be mitigation for the project. Therefore, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify any site features, water bodies, or waterways that would support any resident or migratory fish or wildlife species. The assessment concluded that the site did not contain significant suitable habitat. The project will be conditioned to comply with the Migratory Bird Treaty Act. This is a condition of approval and is not considered to be mitigation for the project. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on the Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017, the project is consistent with the policies of the General Plan, the MSHCP, and all other guidelines and regulations applicable to the site. The project is consistent with all applicable Ordinances. The assessment determined that there were no Oak trees or other trees of special concern on the site and therefore no impacts will occur.

Based on the Habitat Assessment Including MSHCP Analysis prepared by Gonzales Environmental Consulting, dated August 19, 2017 the cumulative effects of the proposed church project on biological resources are considered insignificant for the following reasons:

1. The proposed best management practices (BMP's) are part of the requirement for the proposed project by the Colorado River Regional Water Quality Control Board for protection of surface water quality in the Whitewater River Watershed from sediments in the proposed project runoff.
2. The disturbed habitat present is not contiguous with any blocks of habitat. Preserving the proposed project site would provide limited biological value because of the frequent anthropogenic disturbances that already occur on the project site.
3. If the proposed project is not constructed, potential impacts to the existing area would still occur as a result of sediment, erosion, population of invasive species and unauthorized disposal activities on the site.

Anticipated impacts to sensitive wildlife species would be less than significant, for the following reasons:

- (a) The majority of the potentially impacted species are common species and not Species of Special Concern;
- (b) The project area is vacant and undeveloped but already disturbed by the existing anthropogenic activities and surrounding developments; and



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant. Results of the survey can be found in a report dated September 2017 and titled PDA05097- A Cultural Resources Assessment of a 7.63-acre Project as Shown on Plot Plan 26164 Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

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) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GEOLOGY AND SOILS</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. 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, Geologist Comments, Application Material

Findings of Fact: a-b) In accordance with the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, no active faults are known to venture through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the review of regional geologic maps and GIS data (USGS 2008 Interactive an approximate source) the site is approximately 1.47 kilometers to the closest known active fault anticipated to produce the highest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground accelerations (Caltrans ARS online, and USGS Earthquake Hazard Programs). However, based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mandatory compliance with the California Building Code (CBC), will require structures proposed to be constructed on the site to be designed to resist the effects of seismic ground motion. Application of this requirement, the project design features, and construction BMP would result to a less than significant impact for earthquake related impacts.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Application Material

Findings of Fact: A liquefaction analysis were as part of the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 and were performed for the existing un-graded and proposed graded conditions. The analysis was conducted under the assumption of a conservative groundwater level of five (5) feet, representing the historic high groundwater level and the minimum thickness of the proposed compacted fill pad. The analysis of post-graded conditions determined that potentially liquefiable earth materials were not encountered in Boring B-1 below the minimum recommended removal and recompaction depths for the proposed structure. The analysis determined that dynamic settlement of sands due to liquefaction will be on the order of 0 inches. The liquefaction potential and dynamic settlement of sands analysis have been included within the appendices of the Preliminary Geotechnical Interpretive Report. Compliance with the California Building Code (CBC), along with the recommendations from the report will ensure less than significant impacts related to liquefaction.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: a) According to the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. In addition, the proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risks. This requirement is not considered unique mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. 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", Application Material

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 Landslide debris was not observed during Earth Strata's subsurface exploration and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site. Geologic mapping of the site conducted during Earth Strata's investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. Additionally, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the project site is not identified as an area with documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**15. Other Geologic Hazards**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

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

Source: Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is relatively flat. Implementation of the proposed project will require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography. It is anticipated that the proposed grading activities will have a less than significant impact to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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

<b>19. 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:**

The project site lies within a high area of wind erosion. The project is located in an area that is largely undeveloped surrounded by sparsely scattered existing development. The project site is not anticipated to be impacted by off-site blowsand since current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project

<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County Climate Action Plan, Application Material

**Findings of Fact:**

a) An Air Quality and Greenhouse Gas Assessment, prepared by Lilburn Corporation, dated March 23, 2017, prepared for the subject property indicates the project's total annual GHG emissions would be 265.7 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is well below the threshold of 3,000 MTY CO<sub>2</sub>e for small projects established by the South Coast Air Quality Management District (SCAQMD) and the County of Riverside Climate Action Plan.

The project annual total of 265.7 MTY CO<sub>2</sub>e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan’s land use designation and Climate Action Plan. The project does not represent development in excess of the State’s “Business As Usual” (BAU) scenario. Further, the project would be subject to a variety of regulations and measures that would reduce the project’s greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California’s “Global Warming Solutions Act of 2006,” including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. The project is consistent with the CEQA Thresholds and Screening Tables established in the Riverside County Climate Action Plan (December 2015), Appendix F, since the anticipated GHG emissions are less than 3,000 MTY CO<sub>2</sub>e.

As a result of implementation of, and compliance with, the above measures, the project would not result in a significant amount of GHG emissions. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project’s effects on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	Would the project			
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the W-2 (Controlled Development) zoning. This zone permits for certain land uses which might have incidental use of hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the W-2 zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize with both driveways on Worsley Road. Therefore, the project will have less than significant impact.

d) No schools are located within one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. 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 working in the project area?	<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) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore, the project will not result in an inconsistency with an Airport Master Plan. No impact would occur.
- b) The project site is not located within an Airport Master Plan and would not be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>23. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HYDROLOGY AND WATER QUALITY</b>	Would the project			
<b>24. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Application Material

Findings of Fact:

a) The bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. Additionally, The site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs Master Drainage Plan (MDP). Neither MDP has proposed facilities in this area east of Highway 62 to alleviate the floodplain. The site is located on the fringe of floodplain flows from Garnet Wash and near a Caltrans 6-foot wide by 4-foot high reinforced concrete box culvert under Highway 62. Except for Caltrans road culverts, there is currently no drainage infrastructure to control storm runoff in this area. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits has the potential to alter the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage.

In accordance with the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates dated August 15, 2017 and revised on November 6, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan will be conditioned with the Transportation Department's conditions of approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to ensure that the project site be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs (see a-b above) include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the approved WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Mission Springs Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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). Therefore the impact is considered less than significant.

d) In accordance with the hydrology report and WQMP prepared by TGA Associates dated August 15, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan shall be conditioned with the Transportation Department's approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to comply so that the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

e) Although a portion of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. and the site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs MDP, The project is a church, and is not proposing any residential units or uses, therefore, the project does not propose to place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be setback a minimum of 50 feet from the northerly and westerly property lines to allow for tributary offsite flows to be accepted onto the site and not deflected on to the adjacent property. Buildings and obstructions are to be situated parallel to the flow path to prevent blockage of flows and a minimum of 50 percent flow-through area shall be maintain throughout the project site. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

g-h) The project will not substantially degrade water quality. As a part of the proposed project, an infiltration basin will provide water quality treatment of stormwater runoff utilizing the BMP concept. It is not anticipated that the construction and operation of the infiltration basin would result in any environmental effects and therefore, this BMP operation result in a less than significant impact on environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The project will alter the existing pattern of drainage and will direct onsite flow into drainage facilities. Design capture volume flows will be retained and infiltrated in a basin, and then released, following a similar drainage course to the natural drainage pattern that exist prior to the development of the site. The project will increase the amount of impermeable surfaces with paved parking and roofed areas, which will decrease the absorption rates of the site. However, these impermeable surfaces are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directed to drain towards landscaped areas prior to entering the drainage inlets and pipes that lead to the infiltration basin. These levels of decreased absorption are anticipated at a less than significant level since the water absorption will be accommodated by project design features (landscaping, infiltration basin, etc.).

c-d) The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site. However, the design features of the project including the infiltration basin are anticipated to reduce flows to a less than significant level.

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>26. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Application Material, GIS database

Findings of Fact:

a-b) The site is located generally, at the southeast intersection of Dillon Road and Highway 62. The Land Use Designation for the property is Rural Desert (RD) and all the adjoining and surrounding parcels to the east, north and south of the subject property are designated RD as well. All parcels to the west of the subject property are designated (RR) Rural Residential. The Rural Desert land use designation allows for single-family residences and neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses. Although the church project would not considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community. Religious facilities are allowed in the subject W-2 zone, subject to a plot plan approval, and are commonly allowed by most County of Riverside zoning districts. In addition, the proposed project is located within approximately one mile of the city limits of the City of Palm Springs which is located across Diablo Road and approximately 2.5 miles from Desert Hot Springs City Limits located at Fairview Road. An electronic transmittal with the site plan attached was sent to both Cities on September 26, 2017. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the RR land use designation. It is anticipated that the proposed project would not interfere with, or create any significant impacts related to land use/planning in the immediate vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>27. Planning</b>	<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
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is located within the W-2 zone which allows for the construction and operation of a church with the approval of a plot plan. The applicant has submitted a plot plan that this environmental assessment is analyzing. Therefore, the proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) All parcels to the west of the subject property are zoned as (RR) Rural Residential. Wind Energy Resource (WE) zoned parcels are situated to the west, north, and south and WE zoned parcels are located directly to the east of the subject property and on the west side of Highway 62. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The nearest Single Family Residential use is located approximately 2,580 feet from the project site. The remaining developed parcels have been developed with wind energy turbines and solar facilities. The project is proposing a church building on vacant land and would not create an impact to the nearby residential or renewable energy developments and therefore is compatible with existing and future land uses in the area.

d) Churches and other religious uses are permitted generally in most zones with a plot plan permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>28. Mineral Resources</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area that is unstudied where the significance of mineral deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and has been vacant for an indeterminate number of years. Therefore based on available information, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are a few scattered residential homes on large lots, wind energy turbines, solar arrays, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. 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



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

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

**Findings of Fact:**

a) The proposed project site is not located within an Airport Influence Area; the closest airport is the Banning Airport which is over eight miles away, therefore, the project will not expose people on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing or visiting the project site to excessive noise levels. No impacts are expected.

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

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

30. Railroad Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

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

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

31. Highway Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

The project site is bordered by Worsley Road to the east, vacant land to the north and south, and Highway 62) to the west. A Noise Impact Analyses prepared by Kunzman Associates March 17, 2017 and on September 20, 2017. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see Table 2). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are “normally acceptable”. These standards apply to the proposed project itself.

The Sound PLAN model was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. Project average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9<sup>th</sup> Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicles traffic traveling on Twenty-nine Palms Highway (SR-62) and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. As stated previously, Worsley Road is designated as an Arterial (128 foot right-of-way) and Twenty-nine Palms Highway (SR-62) is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Twenty-nine Palms Highway (SR-62) were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project’s operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Peak hour operational noise would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Based on the results of the modeling data, noise analysis, and adopted County of Riverside standards, it was concluded that noise impacts associated with the project would be less than significant.

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

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

<b>32. Other Noise</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA	A	B	C	D				

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

**Findings of Fact:**

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

**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>33. 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) Noise impact analysis was submitted by the applicant, prepared by Kunzman Associates, dated March 17, 2017 and was revised on September 20, 2017. The noise impact analysis concluded that the noise levels related to the proposed project would be produced at a levels considered to be less than significant. In addition to this finding, the County's staff has provided several conditions, applicable to the proposed project that will ensure that noise created by the project is consistent with the municipal code. These are conditions of approval typical for any project in the County and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered 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. Construction hours would be limited by conditions of approval and County Ordinance No. 847 (noise ordinance). These are standard conditions of approval and requirements and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. The nearest single-family residence is located approximately 2,600 feet from the project site. In addition, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

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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**PALEONTOLOGICAL RESOURCES**

**34. 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"

Findings of Fact:

According to "Map My County," the project site has been mapped as "Low Sensitivity" for paleontological sensitivity. The proposed Project will have a less than significant impact due to the scope of the Project. Nonetheless, the Project has been conditioned to address any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, there will be a less than significant impact to paleontological resources.

Mitigation: No Mitigation is required.

Monitoring: No monitoring measures are required

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. As a result, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, therefore, no impact would occur.

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.

**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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impacts to fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

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.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The project is not proposing a residential use and therefore would not create an increase in the population that could impact school facilities. However, the applicant of this project is obligated to pay the applicable school impact fees. Fees are required to be paid prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

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

Findings of Fact:

The proposed development may have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Findings of Fact:

The project will not create a significant additional need for additional health services.. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services.

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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**RECREATION**

**41. Parks and Recreation**

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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 proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is not within Community Service Area (CSA). All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would moderate impacts on use of existing neighborhood or regional parks or other recreational facilities. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on park and recreation services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact

Aside from bike trails as discussed under Section 44 of the EA, the proposed project has not incorporated any trails into its design and would not impact any trails in the area; therefore, the project will have no impact on recreational trails.

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate traffic to the area and regional transportation system. According to the Department of Transportation preparation of a Traffic Impact Analysis (TIA), it was determined that specific land uses, including churches, are exempt from having to prepare a TIA. Section 3.0 of the TIA Preparation Guide identifies certain types of projects, due to the size, nature and location to be exempt from the requirements of preparing a TIA. The types of projects that are generally exempt from preparing a TIA are described in Exhibit A of the TIA Preparation Guide. The TIA Exemptions (Exhibit A) were established per Board of Supervisor's action on November 5, 1996, include a provision for Churches, Lodges, Community Centers, Neighborhood Parks and Community parks to be exempt from TIA requirements.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside's Circulation Element of the General Plan evaluates transportation demands necessary to preserve and increase available roadway capacity. The Circulation Element describes Level of Service (LOS) as a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. Furthermore, the LOS targets are used to assess the performance of a street or highway system and the capacity of the roadway. Although the church was exempt from preparing a TIA for the project, the noise study prepared by Kunzman Associates, Inc., dated September 20, 2017, evaluated the project's average daily trips (ADT) and estimated peak hour trips utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9<sup>th</sup> Edition, 2012. This study modeled the planned roadways using ADT Level of Service "C" design capacities. Worsley Road as a designated Major (118 foot right-of-way), and Highway 62 as a designated Expressway (220 foot right of way), would be the primary roadways used to access the project site. The anticipated capacities of these roadways are 27,300 vehicle trips per day for Worsley Road and 32,700 for Highway 62 at a LOS "C." The project's peak demand will occur during weekend services, where the ADT is estimated at approximately 508 trips. Weekday vehicle trip generation is anticipated to be minimal since the church would be open for administrative, ancillary uses and smaller meetings only. Since the project's has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highway 62 are sufficient to handle the project, and therefore would not have significant impact related to circulation system. In addition, the project has been conditioned to provide a Class II Bicycle Lane on Worsley Road, consistent with the General Plan, as part of the required road dedication. The project is consistent with the Circulation Element would not conflict with any County policy regarding mass transit. Therefore, any impact are considered less than significant.

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

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements along the property's frontage on Worsley Road to improve and maintain the roads condition in a safe and working manner. Any impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways each on Worsley Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both paved and with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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some street improvements (curb and gutter), providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The County of Riverside's General Plan (Circulation Element, C-47) has identified Worsley Road to provide a Class II Bikeway within the ultimate right of way. The proposed project will provide the necessary dedication to allow Worsley Road to be expanded to its ultimate right of way (59 feet from centerline), and has incorporated the Class II Bikeway into its design. Therefore the project will have a less than significant impact on planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: GIS database, Application Database, Native American Consultation, On-site Inspections

Findings of Fact:

a-b) Notifications about this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Cultural Heritage requested consultation and additional information, including proposed conditions of approval. Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause an adverse change to a Tribal Cultural Resource. The consulting Native American Group concur with this condition and concluded all AB52 consultation efforts. No Tribal Cultural Resources were identified by any of the consulting tribes. This monitoring is a condition of approval in order to provide additional protection of any unidentified resources that may be encountered during ground disturbing activities and is not considered mitigation as the project was already determined to be less than significant. Therefore, with the project's adherence to the required conditions of approval, there would be a less than significant impact on Tribal Cultural Resources.

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

Findings of Fact:

a) The proposed project is served by the Mission Springs Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Mission Springs Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Mission Springs Valley Water District and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Therefore, it is anticipated that the project will have adequate access to sewer facilities and therefore, the impact is considered less than significant.

**48. Energy Conservation**

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

**Source:** County of Riverside General Plan, Application Material

Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



04/05/18, 10:33 am

PP26164

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26164. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Advisory Notice

The applicant, property owner, and visitors of the premises shall be made aware of the permanent renewable energy (solar and wind) facilities in the general vicinity of the project site (Plot Plan No. 26164, APN: 668-200-019).

Advisory Notification. 2      AND - Notification Document

The following requirements are included as part of the approval for Plot Plan No. 26164 (PP No. 26164) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 3      AND - Project Description & Operational Limits

PP No. 26164 is to construct a 22,406 square foot church containing a 8,572 square foot sanctuary, and various office, classrooms, and multipurpose rooms. The proposed church building will have a maximum roof line height of 32 feet and a steeple proposed at a height of 50 feet. The project would provide 262 parking stalls for the church on an approximate 7.63 acre site.

Advisory Notification. 4      AND - Use Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 5      AND - Causes for Revocation

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5 AND - Causes for Revocation (cont.)  
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 revocation procedures.

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP No. 26164 or its associated environmental documentation; 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 PP No.26164, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, 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.

Advisory Notification. 7 AND - Hold Harmless (cont.)

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



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.) (cont.)

Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 8      AND - Federal, State & Local Regulation Compliance  
(cont.)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### BS-Plan Check

BS-Plan Check. 1      0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION

#### 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 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.

**ADVISORY NOTIFICATION DOCUMENT**

## BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION  
(cont.)

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

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

## E Health

E Health. 1                              0010-E Health-USE - KITCHEN RESTRICTIONS

Environmental Health permit required for the kitchen if it is providing or selling food to its members and guests at events that occur more than 3 days in a 90 day period, or if it is providing or selling food to the public.

## Fire

Fire. 1                                    0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located in accordance with the California Fire Code.

Fire. 2                                    0010-Fire-USE-#25-GATE ENTRANCES

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.

Fire. 3                                    0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be installed to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4                                    0010-Fire-USE-#88A-AUTO/MAN GATES

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.

Fire. 5                                    0010-Fire-USE-#89-RAPID ENTRY BOX

**ADVISORY NOTIFICATION DOCUMENT****Fire**

Fire. 5                              0010-Fire-USE-#89-RAPID ENTRY BOX (cont.)

A Knox rapid entry key storage box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 6                              0010-Fire-USE\*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards. An approved water source for fire protection must be available before any combustible material is placed on the job site.

**Flood**

Flood. 1                              FLOOD HAZARD REPORT

PP No. 26164 is a proposal to construct a church on a 7.63-acre site. The site is located on the west side of Worsley Road, approximately 500-ft south of Dillon Road in the Painted Hills area. State Route 62 (SR-62) bounds the site to the west.

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The site is located within the Garnet Wash Master Drainage Plan (MDP) and the proposed West Desert Hot Springs MDP. There are no structural improvements (e.g. channels, levees) proposed for Garnet Wash in either MDP to alleviate the floodplain. Instead, the recommended solution for Garnet Wash consists of implementing nonstructural floodplain measures (e.g., elevating) to protect future development within the floodplain.

The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits alters the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flooding and debris damage. Developments on sites with this type of topography and flood hazard should provide plenty of flow-through areas which will permit widespread flows to enter, pass through and exit the site. The finished floor of new buildings shall be constructed a minimum of 24-inches above the highest adjacent finished surface. Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be placed away from the property lines to allow for offsite flows to be accepted onto the site and not deflect onto the adjacent properties. Buildings and obstructions are to be situated parallel to the flow path to prevent

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)  
blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan shows the building located approximately 80-ft north of the southern property line, outside of the natural watercourse, and elevated 24-inches above the highest adjacent finished surface.

The site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box culvert under SR-62 before entering the site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event. These flows traverse the southwest portion of the site and are considered highly erosive. Retaining walls are proposed parallel to the natural watercourse approximately 25-ft north of the thalweg. Due to these retaining walls being in close proximity to the wash, they should be designed to consider the maximum depth of scour along the base of the retaining wall to ensure that their foundations are set at elevations below the maximum expected scour depths, thereby preventing failure due to undermining. A smaller tributary drainage area entering the site at the northwest corner will be intercepted by earthen swales and conveyed around the proposed parking lot to the natural wash and Worsley Road. The onsite stormwater will drain to various landscaped areas within the parking lot and eventually to the infiltration basin located at the southwest corner of the site. The infiltration basin will outlet mitigated storm flows onto Worsley Road. A concrete spillway has been provided for the larger storm events to safely pass through the basin.

Flood. 2 Increased Runoff Criteria

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 District for review. The entire area of proposed development will be routed through a detention facility(s) to address 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 the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%

## ADVISORY NOTIFICATION DOCUMENT

### Flood

- Flood. 2 Increased Runoff Criteria (cont.)
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) shall 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 General Manager-Chief Engineer.

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

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a 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.

### Planning

- Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1    0010-Planning-USE - 90 DAYS TO PROTEST (cont.)  
protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2    0010-Planning-USE - AGRICULTURE CODES

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

Planning. 3    0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348

Planning. 4    0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 5    0010-Planning-USE - CEASED OPERATIONS

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

Planning. 6    0010-Planning-USE - COLORS & MATERIALS

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

Planning. 7    0010-Planning-USE - COMPLY WITH ORD./CODES

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.

## ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8                                0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Planning. 8                                0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Planning. 9                                0010-Planning-USE - FEES FOR REVIEW

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

Planning. 10                                0010-Planning-USE - LAND DIVISION REQUIRED

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

Planning. 11                                0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 12                                0010-Planning-USE - LOW PALEO

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12 0010-Planning-USE - LOW PALEO (cont.)

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

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

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

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

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

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

Planning. 13 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 14                                      0010-Planning-USE - PERMIT SIGNS SEPARATELY  
(cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15                                      0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 16                                      0010-Planning-USE- PHASES ALLOWED

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

#### Planning-GEO

Planning-GEO. 1                                      Gen - GEO02580 ACCEPTED

County Geologic Report GEO No. 2580, submitted for the project (PP No. 26164), was prepared by Earth Strata Geotechnical Services, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed United Pentecostal Church, Assessor's Parcel Number 668-200-019-6, Located Southeast of Dillon Road and Northwest of 18th Avenue, City of Desert Hot Springs, Riverside County, California," dated April 19, 2017. In addition, LGC has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 2580, Proposed United Pentecostal Church, City of Desert Hot Springs, Riverside County, California," dated January 12, 2018.

GEO No. 2580 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.
3. We estimate the dynamic settlement of the underlying sands due to liquefaction to be on the order of 0 inches.
4. Foundation settlement due to structural loads is anticipated to be less than ¾-inch. Differential settlement may be taken as half of the total settlement (i.e., ½-inch over a horizontal span of 20 feet).
5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      Gen - GEO02580 ACCEPTED (cont.)

GEO No. 2580 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
3. Competent alluvium is defined as having an in-situ relative density of 85%.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas.

This update to GEO No. 2580 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2580 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

Transportation. 1                      0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Transportation. 2                      0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 3                      0010-Transportation-USE - STD INTRO (ORD 461)

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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-USE - TS/EXEMPT (cont.)

Transportation. 4                    0010-Transportation-USE - TS/EXEMPT

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

Transportation. 5                    0015 - Transportation LSP - LANDSCAPE  
REQUIREMENT

The developer/ permit holder shall:

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

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

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

### Waste Resources

Waste Resources. 1                    0010-Waste Resources-BP - AB 1826

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

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

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 2            0010-Waste Resources-BP - HAZARDOUS MATERIALS  
(cont.)

Waste Resources. 2            0010-Waste Resources-BP - HAZARDOUS MATERIALS

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

Waste Resources. 3            0010-Waste Resources-BP - LANDSCAPE PRACTICES

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

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

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

Waste Resources. 4            0010-Waste Resources-BP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

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

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Plan: PP26164

Parcel: 668200019

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      Increased Runoff Mitigation                      Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 2                      Submit Final WQMP                      Not Satisfied

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

060 - Flood. 3                      Submit Plans                      Not Satisfied

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

Planning

060 - Planning. 1                      0060 - Fee Balance                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26164, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2                      60-Planning - MSWD Clearance                      Not Satisfied

A clearance letter from the Mission Springs Water District shall be provided to the Planning Department verifying compliance with the conditions stated in their letter dated November 16, 2016, summarized as follows: "Water Service is available for the proposed project provided the following conditions of service are completed..."

Planning-CUL

060 - Planning-CUL. 1                      0060-Planning-USE- NATIVE AMERICAN MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the

Plan: PP26164

Parcel: 668200019

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1                      0060-Planning-USE- NATIVE AMERICAN MONITOR (cont.)                      Not Satisfied  
authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.  
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      0060-Planning-USE- PROJECT ARCHAEOLOGIST                      Not Satisfied  
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY                      Not Satisfied  
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (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.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD-STREAMBED PERMIT APPLICATI                      Not Satisfied  
Per Habitat Assessment including MSHCP consistency Analysis (PDB06561-R1) prepared by Gonzales Environmental Consulting, dated August 19, 2017 (revised Sept. 26, 2017) there is a drainage feature present in the southwest corner of the project site. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602, if impacts to the state jurisdictional delineated area are anticipated which were not expected by the final site plan exhibit. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

Any impacts to drainages by project development may also require authorizations from the US Army Corp of Engineers and, Regional Water Quality Control Board. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for.

Transportation

Plan: PP26164

Parcel: 668200019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT                      Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      0070-Planning-USE- PHASE IV CULTURAL REPORT                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS GRADE-USE-NO BUILDING PERMIT WITHOUT A GRADIN                      Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to



Plan: PP26164

Parcel: 668200019

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS GRADE-USE-ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
receiving a rough grade permit final.  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - PERC TEST REQD                      Not Satisfied  
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health LAMP shall be required.

080 - E Health. 2                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied  
A "will serve" letter is required from the agency/agencies serving potable water.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied  
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2                      0080-Fire-USE\* -#51-WATER CERTIFICATION                      Not Satisfied  
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1                      Elevate Finished Floor                      Not Satisfied  
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent finished surface. Any pre-manufactured building shall be placed on a permanent foundation.

080 - Flood. 2                      Submit Final WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3                      Submit Plans                      Not Satisfied  
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080 - Planning - Agency Clearance                      Not Satisfied  
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from Mission Springs Water District to the Planning Department verifying compliance with the conditions stated in their letter dated

Plan: PP26164

Parcel: 668200019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080 - Planning - Agency Clearance (cont.)                      Not Satisfied  
November 10, 2016, summarized as follows: Water service is available for the proposed project provided the following conditions of service are completed..."

080 - Planning. 2                      0080 - Planning - Conform to Elevations                      Not Satisfied  
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3                      0080 - Planning - Conform to Floorplans                      Not Satisfied  
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Transportation

080 - Transportation. 1                      0080 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied  
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2                      0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT                      Not Satisfied  
Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

Plan: PP26164

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2                      0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.)                      Not Satisfied  
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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

080 - Transportation. 3                      0080 - LSP - LANDSCAPE SECURITIES                      Not Satisfied  
Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 4                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied  
A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied  
Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 6                      0080-Transportation-USE - TUMF                      Not Satisfied  
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN                      Not Satisfied  
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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Plan: PP26164

Parcel: 668200019

80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1            0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN (cont.)            Not Satisfied
- 080 - Waste Resources. 2            0080-Waste Resources-BP - WASTE RECYCLE PLAN (WRP)            Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

- 090 - E Health. 1            0090-E Health-USE- E.HEALTH CLEARANCE REQ            Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

- 090 - Fire. 1            0090-Fire-USE-#12A-SPRINKLER SYSTEM            Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in accordance with the California Fire Code and Riverside County Fire Department standards. Sprinkler system(s) will require the project structural engineer to certify (wet signature) that the building can support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. 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 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.

- 090 - Fire. 2            0090-Fire-USE-#27-EXTINGUISHERS            Not Satisfied

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.

Plan: PP26164

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2                                      0090-Fire-USE-#27-EXTINGUISHERS (cont.)                                      Not Satisfied

090 - Fire. 3                                      0090-Fire-USE-#45-FIRE LANES                                      Not Satisfied

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.

090 - Fire. 4                                      0090-Fire-USE-#83-AUTO/MAN FIRE ALARM                                      Not Satisfied

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

090 - Fire. 5                                      0090-Fire-USE\* -#77-SUPER FH/FLOW                                      Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") providing the fire flow shall be installed per the California Fire Code.

Flood

090 - Flood. 1                                      BMP - Education                                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                                      BMP Maintenance & Inspection                                      Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3                                      Implement WQMP - Use                                      Not Satisfied

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

Planning

090 - Planning. 1                                      0090 - Planning - Parking Paving Materials                                      Not Satisfied

A minimum of 262 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 2                                      0090 - Planning - Color/Finish Compliance                                      Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090 - Planning - Phases Must Be Complete                      Not Satisfied

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

090 - Planning. 4                      0090 - Planning - Roof Equipment                      Not Satisfied

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

Transportation

090 - Transportation. 1                      0090 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2                      0090 - LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

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

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

090 - Transportation. 4                      0090-Transportation-USE - IMPROVEMENTS                      Not Satisfied

Worsley Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter located 38-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2 (76'/118')

NOTE: A 5-foot wide concrete meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

090 - Transportation. 5                      0090-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5                      0090-Transportation-USE - R-O-W DEDICATION (cont.)                      Not Satisfied  
    half-width right-of-way.

090 - Transportation. 6                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied

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.

090 - Transportation. 7                      0090-Transportation-USE - STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

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

090 - Transportation. 8                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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

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

090 - Transportation. 9                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

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

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

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-BP - RECYCLNG COLLECTION AREA                      Not Satisfied

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.

090 - Waste Resources. 2                      0090-Waste Resources-BP - WASTE REPORTING FORM                      Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



Riverside County Planning Department – Palm Desert  
77-588 El Duna Ct. Suite H  
Palm Desert, CA 92211

March 30, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26164 (APN: 668-200-019)

Please be advised that the division of the property shown on Plot Plan No. 26164 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores  
Title and Real Estate Services  
Real Properties





November 10, 2016

Michael Napolitano  
Vice President of Architecture  
TGA Engineering, Inc.  
Empire Tower 1  
3633 Inland Empire Blvd. Suite 920  
Ontario, California 91764

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-250-001, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

#### **Water Service**

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch looped water main routed from one of the existing 12 inch water mains located north or east of the project to the existing 8 inch water main located south of the project crossing Worsley Road. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations

#### **Sewer Service**

Sewer Service is currently unavailable in this area.

This letter will automatically expire if not exercised within one year from the date above.



United Pentecostal Church - APN: 668-250-001  
November 10, 2016  
Page 2 of 2

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Friend', with a large, sweeping flourish extending to the right.

Danny Friend  
Director of Engineering and Operations  
(760) 329-5169 ext. 149  
dfriend@mswd.org



May 2, 2018

Michael Napolitano  
Vice President of Architecture  
TGA Engineering, Inc.  
Empire Tower 1  
3633 Inland Empire Blvd. Suite 920  
Ontario, California 91764

email: michaelnapolitano@charter.net

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-200-019, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

#### **Water Service**

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch water main routed from the existing 12 inch water mains located at the intersection of the Smoke Tree Rd. and Worsley Rd., along the Worsley Rd. to the southeast corner of the Parcel 668-200-019. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Once the above mentioned improvements are in place, the District would be able to supply up to 750 gallons per minute for fire flow demands.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations



APN: 668-200-019, United Pentecostal Church.  
May 2, 2018  
Page 2 of 2

**Sewer Service**

Sewer Service is currently unavailable in this area. This letter reflects the scenario from the District's infrastructure from the date above until further notice, for developments in that area.

Sincerely,



Luiz Santos  
Associate Engineer  
(760) 329-5169 ext. 125  
lsantos@mswd.org

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-018

January 25, 2018

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

**Re: AB 52 conclusion- PP26164**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26164 EA42892 project. We have reviewed the documents and have the following comments:

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

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

Cordially,

Katie Croft  
Cultural Resources Manager  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

September 14, 2017

Attn: Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; PP26164, EA42892**

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 expressed written permission of the Soboba Band of Luiseño Indians.



## TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

January 24, 2018

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

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP26164, EA42892)**

Dear Ms. Thomson:

This letter is in regards to continued consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for PP26164 and EA42892. This project entails the construction of a church and its associated parking lot. As stated in our letter sent August 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project area is within the Chemehuevi Traditional Use Area (TUA). Additionally, after analysis of the Cultural Report, conducted by Archaeological Associates, there were prehistoric and historic archaeological resources noted within one-mile of the project area. For these reasons, the project may have the possibility of significant impacts to cultural resources that concern the Tribe.

After analysis of the After review of the Records Search conducted for the project, the THPO concurs with the Conditions of Approval CUL-1 (Native American Monitor), CUL-2 (Project Archaeologist), and CUL-3 (Phase IV Cultural Report). Avoidance, if feasible, would negate adverse effects on the project. The Tribe continues to requests that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities during the project (CUL-1). The THPO also requests to be involved in the implementation of a Cultural Resource Monitoring Program (CUL-2).

The Tribe and THPO look forward to continuing working with Riverside County on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



PP 26164  
EA 42982  
GFG 06350

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. N/A

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: United Pentecostal Church

Contact Person: Pastor Royce Walker                      E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569

Desert Hot Springs                      CA                      92240  
City                      State                      ZIP

Daytime Phone No: (760) 671-5812                      Fax No: ( )

Engineer/Representative Name: TGA Engineering, Inc.

Contact Person: Manuel Gonzales, P.E./QSD                      E-Mail: mgonzales@tgaengineering.com

Mailing Address: 3633 E. Inland Empire Blvd., Ste. 920

Ontario                      CA                      91764  
City                      State                      ZIP

Daytime Phone No: (909) 941-2911                      Fax No: ( )

Property Owner Name: United Pentecostal Church

Contact Person: Pastor Royce Walker                      E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569

Desert Hot Springs                      CA                      92240  
City                      State                      ZIP

Daytime Phone No: (760) 671-5812                      Fax No: ( )

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

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

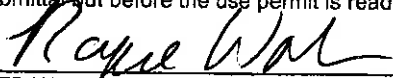
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Royce Walker



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 668-200-019-6

Approximate Gross Acreage: 7.63 Acres

General location (nearby or cross streets): North of 10 Freeway (Exit 117 N.), South of Dillon Road, East of Highway 62, West of Worsley Road

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Church use with office/ancillary uses, sanctuary has 550 fixed seats, kitchen, parking, landscaping, and undeveloped portion of land.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XV W.2 Zone Section 15.1 (14) c. (7) churches, temples and other religious worship.

Number of existing lots: one (1)

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	N/A			Vacant Land	<input type="checkbox"/>	
2	N/A				<input type="checkbox"/>	
3	N/A				<input type="checkbox"/>	
4	N/A				<input type="checkbox"/>	
5	N/A				<input type="checkbox"/>	
6	N/A				<input type="checkbox"/>	
7	N/A				<input type="checkbox"/>	
8	N/A				<input type="checkbox"/>	
9	N/A				<input type="checkbox"/>	
10	N/A				<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	22,500	50'	one (1)	Church: Sanctuary meeting area, office, misc uses.		
2		25'		(per 15.2 A.)		
3		105'		Steeple (attached to building)		
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet			Use/Function		
1	3 ac. (+/-)			Parking and landscaping only for this site design review.		
2						
3						
4						
5						

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

No related cases filed.

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

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

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

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

Is this an application for a development permit? Yes  No  (Build a 22,500sp church)

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: United Pentecostal Church (TGA Engineering, Inc.)

Address: P.O. Box 569, Desert Hot Spings, CA 92240

Phone number: (760) 671-5812 (Pastor Royce Walker)

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 668-200-019-6

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: N/A

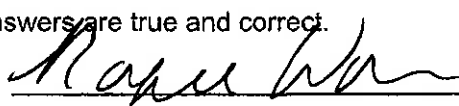
Applicant: N/A Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1)  Date 11/29/16

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and United Pentecostal Church, a California Nonprofit 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 668-200-019 ("PROPERTY"); and,

**WHEREAS**, on December 20, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26164 ("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:	PROPERTY OWNER:
Office of County Counsel	United Pentecostal Church
Attn: Melissa Cushman	Attn: Pastor Royce Walker
3960 Orange Street, Suite 500	Post Office Box 569
Riverside, CA 92501	Desert Hot Springs, CA 92240

7. **Default and Termination.** This Agreement is not subject to

termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

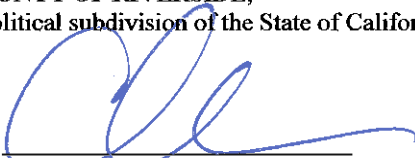


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF**, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

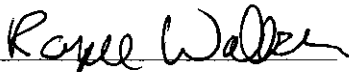
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

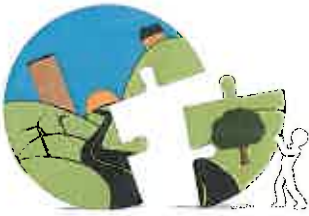
Dated: 1/25/18

FORM APPROVED COUNTY COUNSEL  
BY:   
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
United Pentecostal Church, a California Nonprofit Corporation

By:   
Pastor Royce Walker  
President

Dated: 1/3/18  
5



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, PE**  
**Assistant TLMA Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

PP26164  
Project Title/Case Numbers

Jason Killebrew (951) 955-0314  
County Contact Person Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

United Pentecostal Church P.O. Box 569, Desert Hot Springs, CA 92240  
Project Applicant Address

Northerly of I-10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road, APN: 668-200-019  
Project Location

**REQUEST: Plot Plan No. 26164** proposes to construct a 22,406 square foot church, 32-feet high, with a 50'-0" high steeple. The proposed building floor plan includes an 8,572 square foot sanctuary and various office, classrooms and multipurpose rooms.  
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 16, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
Signature Project Planner Title April 16, 2018  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42982 ZCFG 06350

FOR COUNTY CLERK'S USE ONLY

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## NOTICE OF PUBLIC HEARING

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. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant:** United Pentecostal Church – **Representative:** Michael Napolitano – **Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use:** Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – **Zoning:** Controlled Development Areas (W-2) – **Location:** Northerly of Interstate 10 , easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acre – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces.

**TIME OF HEARING:** 1:30 p.m. or as soon as possible thereafter  
**DATE OF HEARING:** **JUNE 4, 2018**  
**PLACE OF HEARING:** PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jason Killebrew at 951-955-0314 or e-mail at [jkillebr@rivco.org](mailto:jkillebr@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

A Negative Declaration pursuant to the requirements of CEQA was prepared by the Riverside County Planning Department. The Negative Declaration was available for public review from April 25, 2018 to May 25, 2018. The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Jason Killebrew  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 06, 2018,

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

APN (s) or case numbers PP26164 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

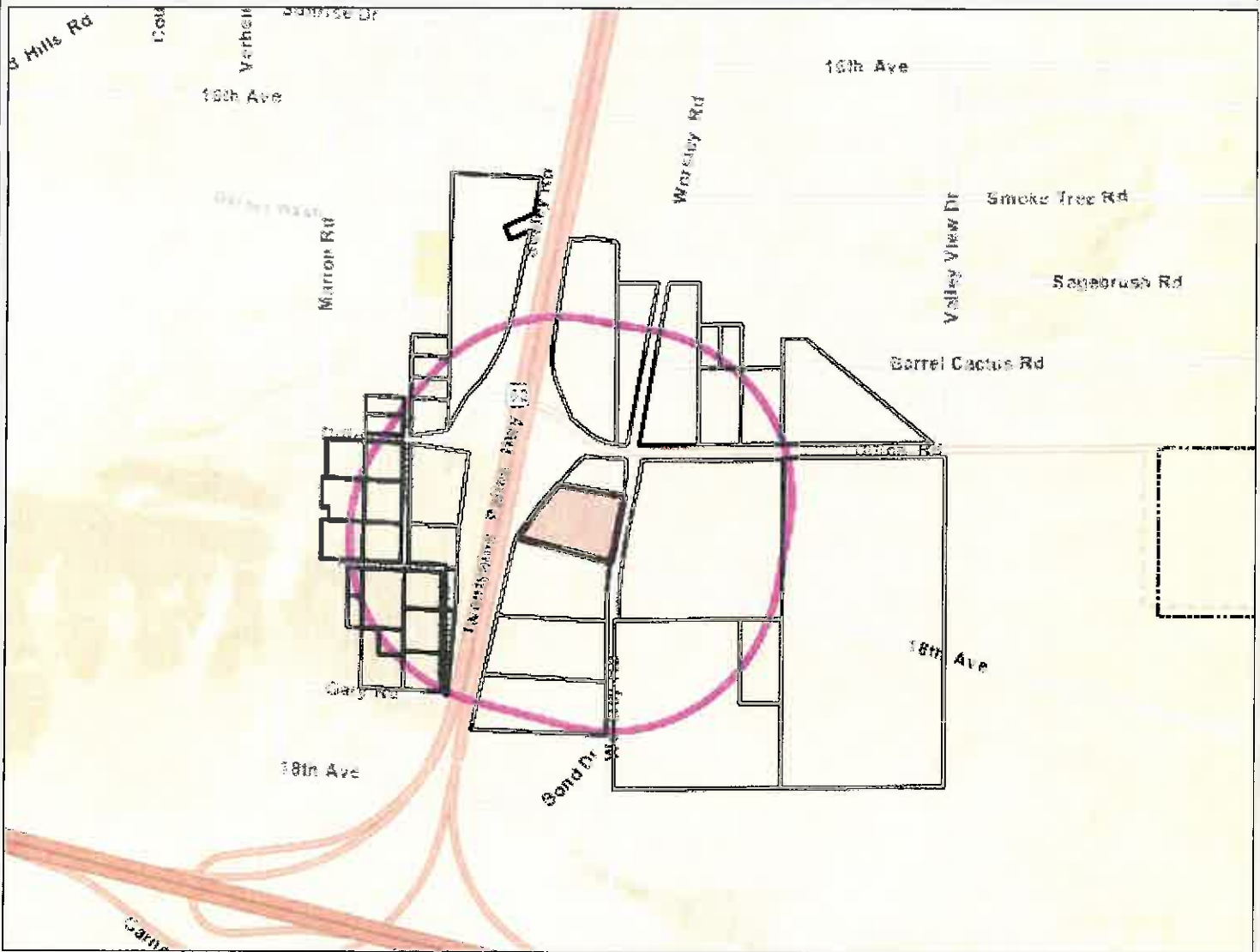
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

## PP26164Map (800 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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**INVESTMENT SERVICES  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

United Pentecostal Church  
P O Box 589  
Desert Hot Springs, Ca 92240

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06350	12/20/2016	12/20/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06350	0452 - CF&G TRUST: RECORD FEES	\$50.00
<b>SUB TOTAL</b>		\$50.00

**TOTAL** \$50.00

**Please Remit Payment To:**

County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**

760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211

668190007  
COACHELLA VALLEY CONSERVATION  
73710 FRED WARING STE 200  
PALM DESERT CA 92260

668171003  
JASON KEITH ETCHASON  
SEAN D ETCHASON  
8108 ARTISTIC HEIGHTS CT  
LAS VEGAS NV 89143

668181016  
GUIDE DOGS OF THE DESERT  
P O BOX 1692  
PALM SPRINGS CA 92263

668171010  
GUIDE DOGS OF THE DESERT  
P O BOX 1692  
PALM SPRINGS CA 92263

668230001  
ROY EGARI  
SHAHNAZ EGHRARI  
13600 MARINA POINTE DR UNI  
MARINA DEL REY CA 90292

668230004  
PALM INV GROUP  
P O BOX 24066  
LOS ANGELES CA 90024

668181008  
JAMES E DUNN  
LAURA A DUNN  
1197 S UPLAND HILLS DR  
UPLAND CA 91786

668230010  
MICHAEL PATRICK DOYLE  
9420 EKWANOK  
DSRT HOT SPGS CA 92240

668172002  
CLIFFORD GEORGE  
28225 LIVE OAK CANYON RD  
REDLANDS CA 92373

668181010  
GUIDE DOGS OF THE DESERT  
P O BOX 1692  
PALM SPRINGS CA 92263

668172017  
RIVERVIEW FLORENTINA  
C/O C/O SUZANNE COWEE  
72600 SUNDOWN LN  
PALM DESERT CA 92260

668200019  
UNITED PENTECOSTAL CHURCH  
P O BOX 569  
DSRT HOT SPG CA 92240

668172005  
AMANCIO A DIZON  
THELMA N DIZON  
321 CODY RD  
SAN DIMAS CA 91773

668230002  
ECO GREEN STRUCTURES INC  
BRANSON SNIDER  
SAEED KASHEFI  
14930 VENTURA BLV NO 200  
SHERMAN OAKS CA 91403

668250004  
LANDTRUST INV INC  
420 N MCKINLEY ST STE 111  
CORONA CA 92879

668250005  
WIND TURBINE EQUIPMENT CO  
2045 E TAHQUITZ CYN WAY  
PALM SPRINGS CA 92262

668230011  
HOWARD WOLSIEFFER  
PATRICIA WOLSIEFFER  
14644 HOMEWARD ST  
LA PUENTE CA 91744

668171005  
SANDER SALKIND  
PAULA K SALKIND  
78440 DARBY RD  
BERMUDA DUNES CA 92203

668172012  
WILLIAM GARGILES  
JOANN GARGILES  
MICHAEL GARGILES  
  
101 N ALBANY AVE  
CRANFORD NJ 7016

668172003  
JAMES E DUNN  
LAURA A DUNN  
1197 S UPLAND HILLS DR  
UPLAND CA 91786

668200020  
PHILLIP BETTENCOURT  
DAN VANDORPE  
MARGARET VANDORPE  
  
16610 CAMILIA AVE  
TUSTIN CA 92782

668250026  
WINTEC ENERGY LTD  
2045 E TAHQUITZ CANYON WAY  
PALM SPRINGS CA 92262

668172013  
JOHN STEVEN POLLHAMMER  
2032 CONTESSA  
IRVINE CA 92620

668182012  
PAULA ETCHASON  
3705 DEER FLATS ST  
LAS VEGAS NV 89129

668172011  
ROJAS FAMILY TRUST  
2219 CLIFF DR  
NEWPORT BEACH CA 92663

668200009  
DANIEL V HEADLEY  
JOHN MELISSA  
DEBRA LEE  
  
13020 WOODCREST LN  
CHESTERLAND OH 44026

668172001  
DAKOTA DUNES INC  
77933 LAS MONTANAS 101  
PALM DESERT CA 92211

668172014  
SCOTT M COOLEY  
15900 KENNEDY RD  
LOS GATOS CA 95032



668172016  
RIVERVIEW FLORENTINA  
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72600 SUNDOWN LN  
PALM DESERT CA 92260

668172004  
MARK ANDREW ELLIOTT  
CORAZON CUEVAS ELLIOTT  
P O BOX 2216  
WILLITS CA 95490

668172015  
SHARON PETRILLA  
30065 MUIRFIELD WAY  
CATHEDRAL CY CA 92234

668181009  
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LAURA A DUNN  
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UPLAND CA 91786

668190002  
KHENG CHEW TSANG  
KHENG BAN TSANG  
KHENG LOK CHANG

668230006  
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ROBIN L WINKLE  
RONALD R WINKLE

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77584 BARONS CIR  
PALM DESERT CA 92211

668250023  
MOUNTAIN VIEW POWER PARTNERS III  
C/O C/O VICE PRESIDENT OPERATIONS  
1125 NW COUCH NO 700  
PORTLAND OR 97209

668172006  
JOHN COCKRELL  
590 OLEANDER RD  
PALM SPRINGS CA 92264

668171008  
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2219 CLIFF DR  
NEWPORT BEACH CA 92663

668200008  
MARGARET ANN VANDORPE  
PHILIP BETTENCOURT  
16610 CAMILIA AVE  
TUSTIN CA 92782

668230008  
STRINGER ENTERPRISES  
THOMAS EDWARD STRINGER  
PATRICIA LEE STRINGER  
C/O TOM STRINGER  
3910 CALLE ARIANA  
SAN CLEMENTE CA 92672

668171006  
MARK LEVINE  
SAM LEVINE  
MICHAEL LEVINE  
C/O MARK LEVINE  
40 FOXWOOD RD  
LAKEWOOD NJ 8701

668172024  
MISSION SPRINGS WATER DIST  
66575 2ND AVE  
DSRT HOT SPG CA 92240

668182013  
GENE L TARDY  
VONA E TARDY  
45720 W BUCK LAKE RD  
NASHWAUK MN 55769

668200018  
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PORTLAND, OR 97209

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Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

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Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607




# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

3.2

Director's Hearing: June 4, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	Plot Plan No. 26221	<b>Applicant:</b> FD Partners, LLC
<b>EA No.:</b>	43006	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b> Cosby Watson
<b>Zoning Area/District:</b>	Mecca District	
<b>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Jay Olivas	
<b>Project APN(s):</b>	727-193-027; 727-193-028; 727-193-041	 Charissa Leach, P.E. Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

**PLOT PLAN NO. 26221** proposes an 8,352 square-foot single-story retail commercial building up to 32 feet in height with approximately 43 parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670-square-foot U.S. Post Office building up to approximately 12 feet in height with approximately 14 parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041.

The project is located south of 2nd Street, East of Date Palm Street, West of Brown Street at the southeast corner of 2<sup>nd</sup> Street and Date Palm Street in Mecca.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43006**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 26221**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CD:CR 0.20 – 0.35 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Commercial Retail
East:	Commercial Retail
South:	Commercial Retail
West:	Commercial Retail
Existing Zoning Classification:	Commercial Scenic Highway (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Commercial Scenic Highway
East:	C-P-S
South:	C-P-S
West:	C-P-S
Existing Use:	Existing Vacant Land; U.S. Post Office Building
Surrounding Uses	
North:	Vacant Land; Restaurant; Single-Family Dwellings
South:	Mecca Library
East:	Riverside County Fire Dept. Station 40
West:	Vacant Land; Retail Center

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	1.0 Gross Acres	No Minimum Lot Size
Existing Building Area (SQFT):	1,670	No Maximum Lot Coverage
Proposed Building Area (SQFT):	8,352	No Maximum Lot Coverage
Floor Area Ratio:	0.20	0.20 – 0.35
Building Height (FT):	32-feet Approximately	50 feet



<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail Building	8,352	1 space per 200 square feet of floor area	42.0	43.0
Post Office	1,670	1 space per 200 square feet of floor area	8.0	14.0
<b>TOTAL:</b>	<b>10,022</b>		<b>48.0</b>	<b>57.0</b>

**Located Within:**

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	No
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Mecca/North Shore
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
CVMSHCP Conservation Boundary:	Yes - Not Conservation Area
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:** The overall project area consists of three (3) Assessor's Parcel Numbers: 727-193-027, 727-193-028, and 727-193-041, totaling approximately 1.0 acres. The majority of the 1.0 acre project area is vacant, with an existing 1,670 square foot U.S. Post Office Building located within APN 727-193-028. The U.S. Post Office Building is leased by the U.S Postal Service from the current owners FD Partners, LLC.

FD Partners is proposing to add a new Family Dollar commercial retail store of approximately 8,352 square feet up to 32-feet in height on the westerly vacant portion of the 1.0 acre project area with 43- parking spaces. The overall project site includes an existing 1,670 square foot post office building, which is anticipated to remain. No prior entitlement was found for the post office building.

FD Partners attended the Mecca Community Council in September 2017 for informational purposes. Some general public comments were expressed regarding proposed building elevations. The building elevations were revised to add more features such as pillars, shading, and windows which are referenced in the Advisory Notification Document (AND) as Advisory Notification 2. AND-Exhibits.

**ENVIRONMENTAL REVIEW AND FINDINGS**

An Initial Study, Environmental Assessment No. 43006, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration has been prepared and the ND was made available for public review per CEQA Guidelines Section 15105 for at least 20 days. The project as proposed and conditioned will not result in any potentially significant environmental impacts, and no mitigation is necessary.

## FINDINGS

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

1. Based on the above, the proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. As demonstrated in the Initial Study, the overall development of the land is designed for the protection of the public health, safety and general welfare in the community since the development includes proposed improvements such as sanitation and water improvements, which are detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed retail commercial store building is a use permitted with an approved Plot Plan in the C-P-S zone, in accordance with Ordinance No. 348, Article IX b Section 9.50, Subsection A., which lists commercial retail related land uses such as house hold stores, clothing stores, drug stores, dry good stores, food markets, gift shops, hardware and stationary stores, and toy shops, which are typical items found in a commercial retail store such as Family Dollar.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a commercial area along 2<sup>nd</sup> Street in Mecca which includes land uses such as existing retail buildings to the west along 2<sup>nd</sup> Street, vacant land and existing restaurant to the north, the existing Mecca Library to the south, and existing Mecca Fire Station to the east. Additionally, the proposed project would not inhibit potential development of surrounding areas since it is located on existing developed property.
5. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under AND Planning.8-Land Division Required should any future land divisions be proposed.
6. The project is located along 2<sup>nd</sup> Street (100' right-of-way) and Date Palm Street (100' right-of-way). Due to existing road improvements including curbs, gutters, and sidewalks, and the project's location in Mecca in an existing extensive urbanized area, no additional right-of-way dedications or improvements are recommended for the project.
7. The project site is located within the Eastern Coachella Valley Master Storm Water Planning Project. The project proposes drainage improvements such as underground storage/detention basin and existing road improvements that would be capable of infiltrating storm events in order to prevent flooding of downstream properties to a less than significant level.

8. The project site is located within a High Potential Liquefaction Zone. County Geologic Report No. 2560 requires vegetation and debris be removed and disposed off-site, compressible materials not removed during grading be excavated to competent material and replaced as compacted fill soils, in the building footprint area, remove at least the upper 5-feet below existing grade or 3-feet below the proposed footing bottom, whichever is greater, and competent removal bottom is defined as an in-situ related density of 85%. These measures address liquefaction impacts to less than significance as outlined in AND Planning-GEO.1 (GEO 2560 Accepted).
9. The proposed land use, as a proposed retail commercial building of approximately 8,352 square feet with existing 1,670 square foot post office building, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
  - a. There is no minimum lot area requirement for the C-P-S zone. The site totals approximately 1.0 acre on three (3) APNs. Therefore the project complies with Section 9.53a. of Ordinance No. 348.
  - b. The project's proposed new and existing building are not subject to yard requirements (setbacks) since all buildings and structures do not exceed 35 feet in height in accordance with Section 9.53.B. of Ordinance No. 348.
  - c. The project's proposed building heights are allowed to be up to 50 feet in this zone and the maximum height of the proposed single-story building is approximately 32 feet and existing building height of approximately 12-feet, below the height limits allowed by the C-P-S zone, as indicated in Section 9.53.C. of Ordinance No. 348.
  - d. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides 43 vehicle parking spaces for the new building totaling 8,352 square feet building including two (2) parking spaces for the disabled, with 14 existing spaces for the post office building, in accordance with minimum parking totals of 1 space per 200 square feet of floor area.
  - e. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53E. of Ordinance No. 348 in accordance with Conditions of Approval (COAs) 90.Planning.6-Roof Equipment Shielding.

**Other Findings:**

1. The project site has a land use designation of "Commercial Retail" (C-R) on the Eastern Coachella Valley Area Plan.
2. The proposed land use as a retail commercial building with existing post office building is consistent with the Commercial Retail (C-R) Land Use designation because these type facilities are local and regional serving retail and service land uses which are specifically identified under C-R.
3. The project site is surrounded by properties which are designated C-R to the north, south, east, and west.
4. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S).

5. The proposed project is permitted in the C-P-S zone with the approval of a Plot Plan as conditioned, including the conditions relating to the building elevations (Advisory Notification. 2 AND-Exhibits) and required desert landscaping such as identified in COA 80.Transportation.2-Landscape Plot Plan.
6. The project site is surrounded by properties which are zoned C-P-S immediately to the north, south, east, and west.
7. The proposed project shall not allow Liquor or Beer and Wine sales to be sold for off-premises consumption which would require a separate Conditional Use Permit in accordance with Section 18.48 of Ordinance No. 348.
8. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention measure such as for access, water, and construction permits as outlined in AND 10.Fire.1, including compliance with the California Fire Code and Riverside County Ordinance No. 787.
9. Existing domestic water and sewer services are supplied by Coachella Valley Water District.
10. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project is subject to Ordinance No. 875 mitigation fees for new building and parking areas to comply with ordinance requirement.
11. Notification letters regarding AB 52 were also mailed out to 12 local tribes on June 7, 2017. The June 26, 2017 response letter from the Agua Caliente Band of Cahuilla Indians deferred to the Cabazon Band of Mission Indians who had no further comment or request to consult. The January 24, 2018 response letter from the Twenty-Nine Palms Band of Mission Indians concurred with Native American Monitor during ground disturbance activities as indicated by COAs 60.Planning-CUL.1-Native American Monitor, 60.Planning-CUL.2-Project Archaeologist and 70.Planning-CUL.1-Phase IV Cultural Report Required. The project is not anticipated to alter or destroy any known archaeological site, and less than significant impacts are anticipated.
12. The findings of the initial study performed pursuant to Environmental Assessment No. 43006 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of this writing of this staff report, Planning Staff has received no communications from the general public.

The project is not located within the Sphere of Influence (SOI) of a City. The project was presented to the Mecca Community Council on September 13, 2017 for informational purposes.

**APPEAL INFORMATION**

The Planning Director's decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department, accompanied by the fee set forth in Ordinance No. 671.




---

**Template Location:** Y:\Planning Case Files-Riverside office\PP26221\DH Docs\Staff\_Report\_PP26221.docx

# PP26221 Vicinity Map



## Legend

-  Parcels
-  Blueline Streams
-  City Areas

## Notes



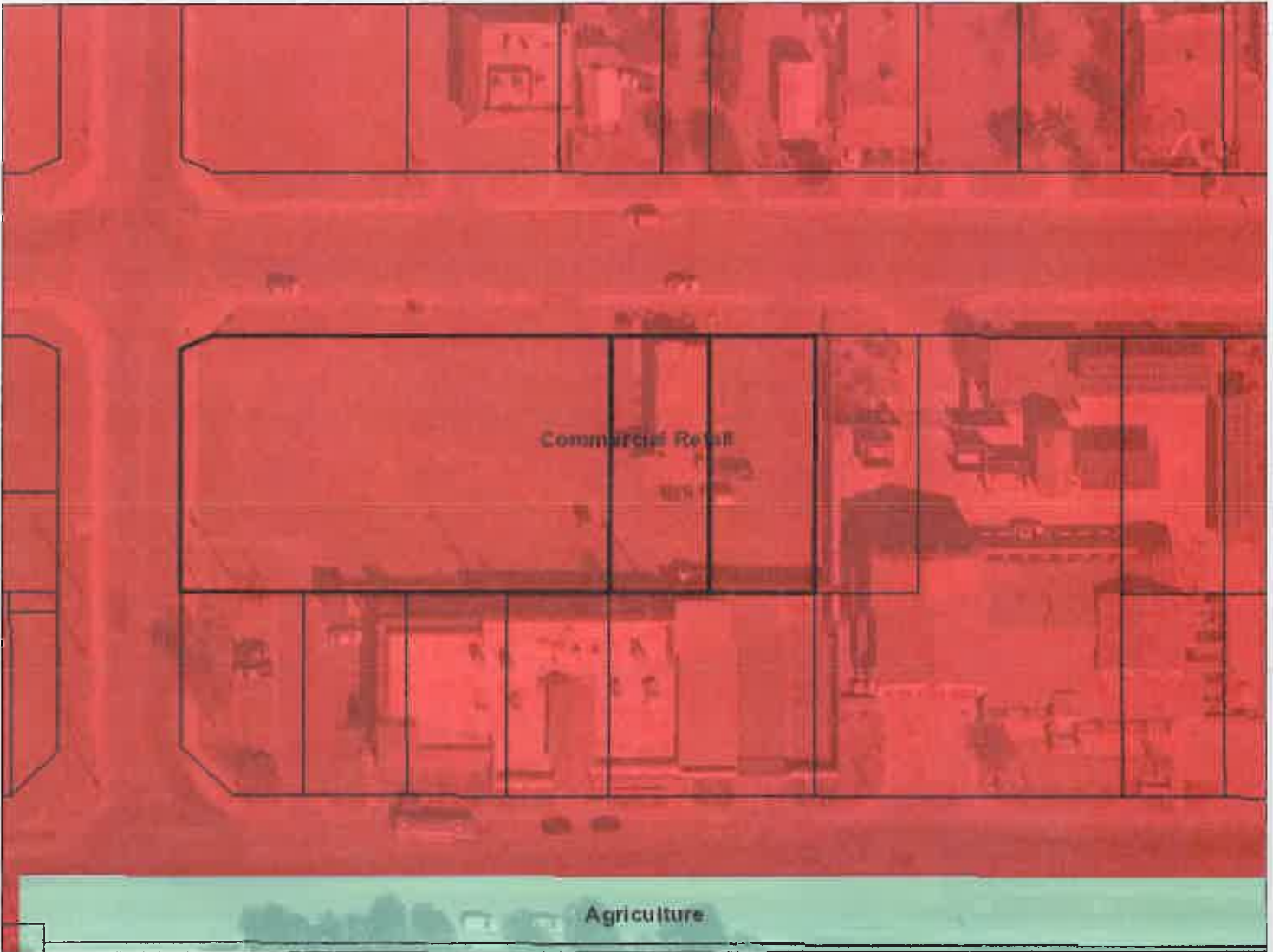
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# PP26221 General Plan



## Legend

- Parcels
- General Plan Land Use**
- Rural Community - Estate Density
- Rural Community - Very Low
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources

## Notes



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# PP26221 Zoning



## Legend

Parcels	A-2-20	M-H-2 1/2
Zoning	A-2-5	M-H-5
OTHER ZONING	A-D	M-M
A-1	A-P	M-M-3
A-1-1	A-P-10	M-M-5
A-1-1 1/2	A-P-2 1/2	M-R
A-1-1/2	A-P-5	M-R-A
A-1-10	C-1/C-P	M-SC
A-1-15	C-CV	M-SC-1
A-1-2	C-O	M-SC-5

## Notes



0 94

188 Feet

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**LR/A**  
**LR/A ARCHITECTURE**  
 Architecture  
 Planning  
 Interior Design  
 Construction Management  
 23 W. Alameda Avenue, Suite 233  
 (951) 942-3311 Fax (951) 942-3343

DATE	05/28/2016
PROJECT	DATE PALM STREET
NO. DATE	DESCRIPTION
NO. DATE	DESCRIPTION
NO. DATE	DESCRIPTION

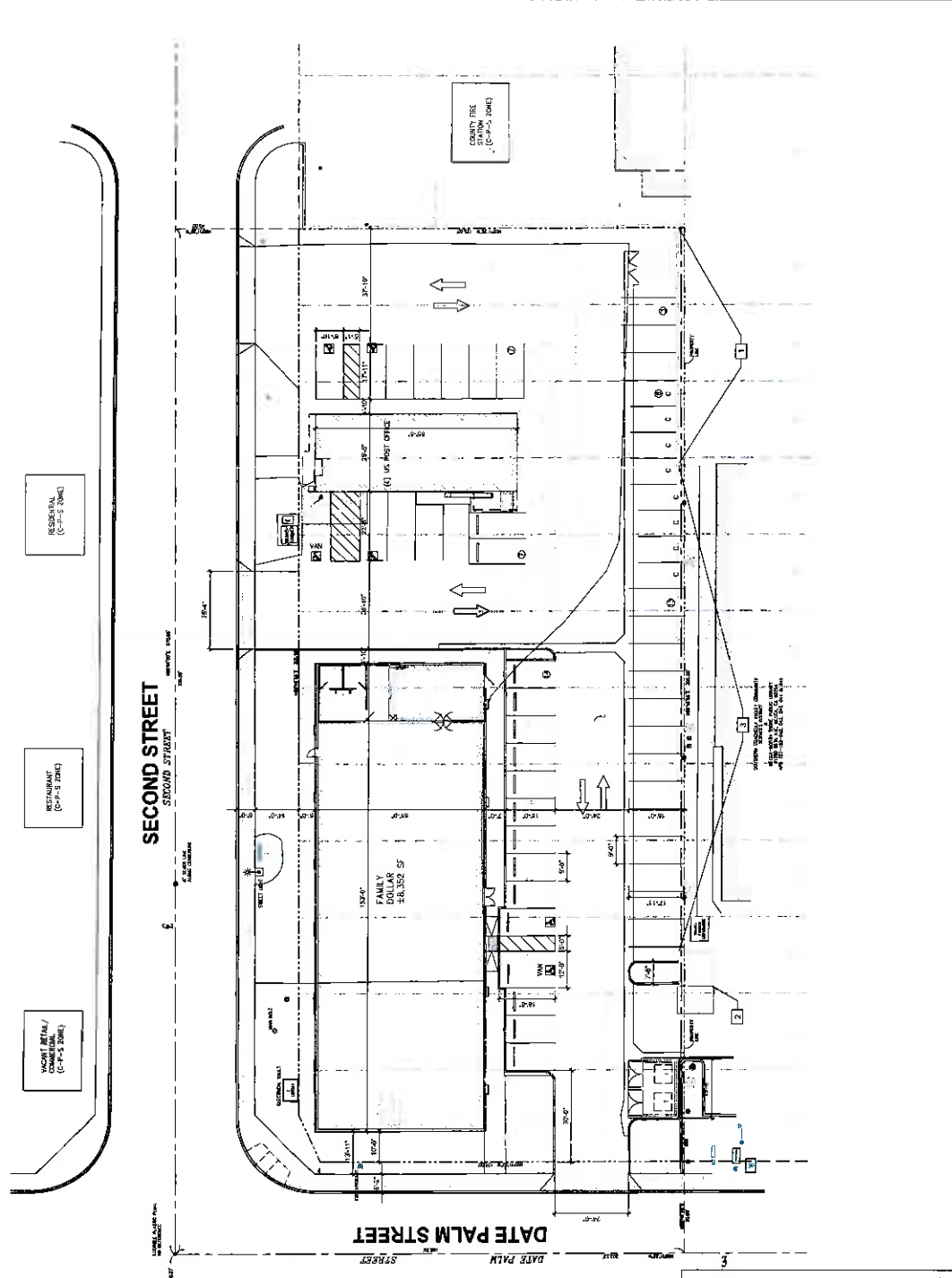


**FAMILY DOLLAR**  
 9127E & E 19th 20th ST  
 MESA, CA 92554  
 JOHN  
**FAMILY DOLLAR**

**FID PARTNERS, LLC**  
 1900 N. WESTERN AVE #200  
 SAN PEBRO, CA 90252

DATE	05/28/2016
PROJECT	DATE PALM STREET
NO. DATE	DESCRIPTION
NO. DATE	DESCRIPTION
NO. DATE	DESCRIPTION

**SITE PLAN**  
**A-1.0**



**FAMILY DOLLAR REVIEW STAMP FOR DEVELOPER PROVIDED CONSTRUCTION PLAN**  
 YES/REV#7  
 NO/REV#7  
 All the information submitted hereon, including but not limited to, the construction plan, is the property of the County of Inverness and shall be used only for the purpose for which it was submitted and shall not be used for any other purpose without the written consent of the County of Inverness. The County of Inverness is not responsible for the accuracy or completeness of the information submitted hereon. The County of Inverness is not a contractor. All construction shall be in accordance with the applicable laws.

**SITE PLAN KEYNOTES**

1	EXISTING 14-FT CURB WALL TO REMAIN
2	EXISTING TRANSVERSE CURB TO BE REMOVED
3	REMOVE EXISTING CURB WALL

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
**1**

**SITE DATA SUMMARY**

<b>JURISDICTION:</b>	INVERNESS COUNTY
<b>EXISTING ZONING:</b>	C-P-2 COMMERCIAL SECOND HIGHWAY
<b>OCCUPANCY:</b>	M (MERCANTILE)
<b>PARCEL NO.:</b>	727186141, GPT 059
<b>AREA SUMMARY:</b>	208,137 J. 158 AC
<b>LANDSCAPE AREA:</b>	2,382 SF
<b>LANDSCAPE AREA:</b>	2,382 SF
<b>PARKING LOT (PAVED) AREA:</b>	13,248 SF
<b>ADDITIONAL COMMENTS:</b>	10 INVERTING MANHOLES
<b>PROPOSED:</b>	40 INCLUDING ACCESSIBLE STAIR
<b>SETBACKS:</b>	14' FROM CENTERLINE OF STREET
<b>FRONT:</b>	30'
<b>REAR:</b>	30'
<b>ADJACENT:</b>	30'
<b>WATER SERVICES:</b>	COUNTY OF INVERNESS
<b>SEWER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>WATER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>SEWER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>WATER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>SEWER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>WATER SERVICES:</b>	CANONVILLE WATER DISTRICT
<b>SEWER SERVICES:</b>	CANONVILLE WATER DISTRICT

**LR/A**

**LR/A ARCHITECTURE**  
Architecture  
Planning  
Interior Design  
Construction Management  
213 W. Avenida Santa Ana  
Anaheim, CA 92801  
Tel: (714) 645-5341  
Fax: (714) 645-5342

N O T E



SUBMITTALS	DATE	DESCRIPTION
PRELIM		
REVISIONS		
NO.	DATE	DESCRIPTION

ARCH/CONSULTANT



**PROJECT**  
FAMILY DOLLAR  
MECCA  
DATE PALM AVE & 2ND STREET  
MECCA, CA 92254



**CLIENT**  
FD PARTNERS, LLC  
1000 N. WESTERN AVE #300  
SAN PEBRO, CA 90272

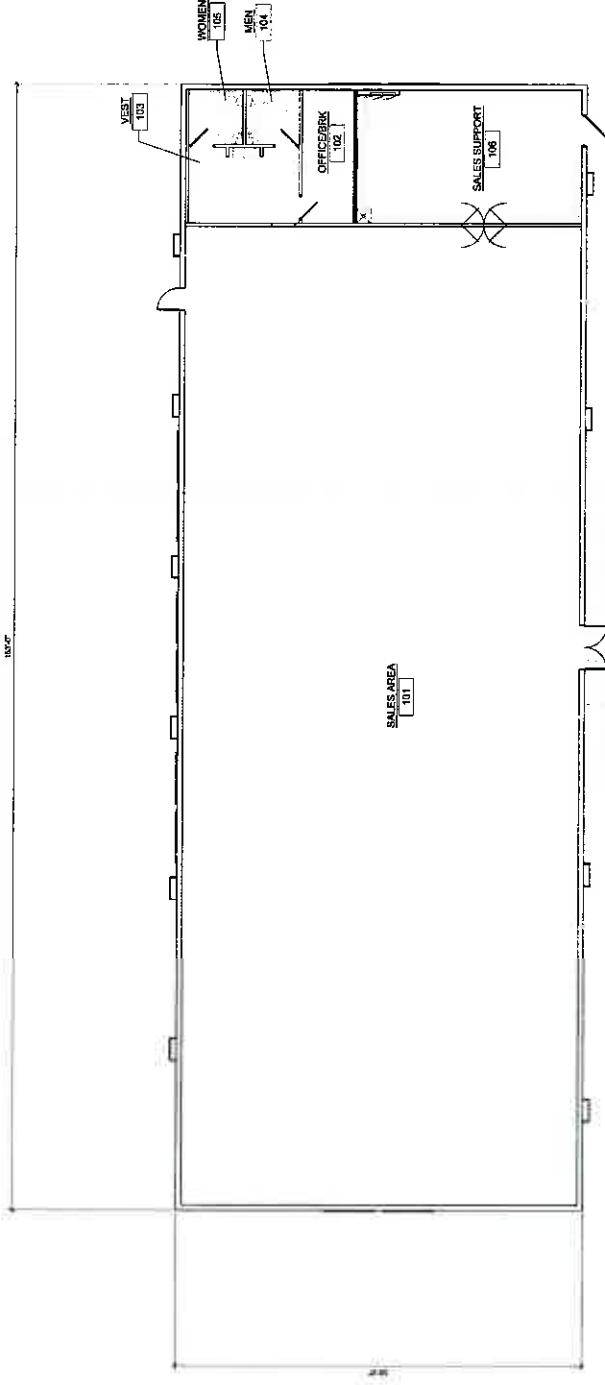
REVISION	DATE	REASON

DRAWN	CHECKED

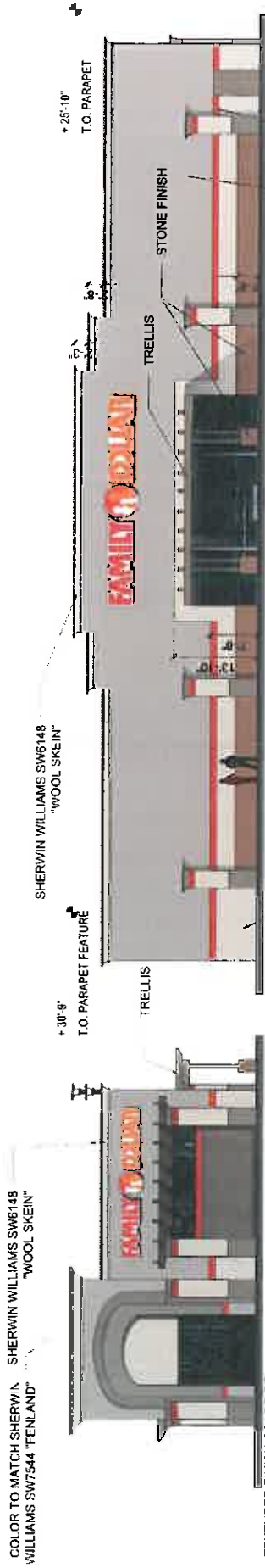
**DATE**  
01-30-2017

**TITLE**  
FLOOR PLAN

**SHEET**  
SD-2.0

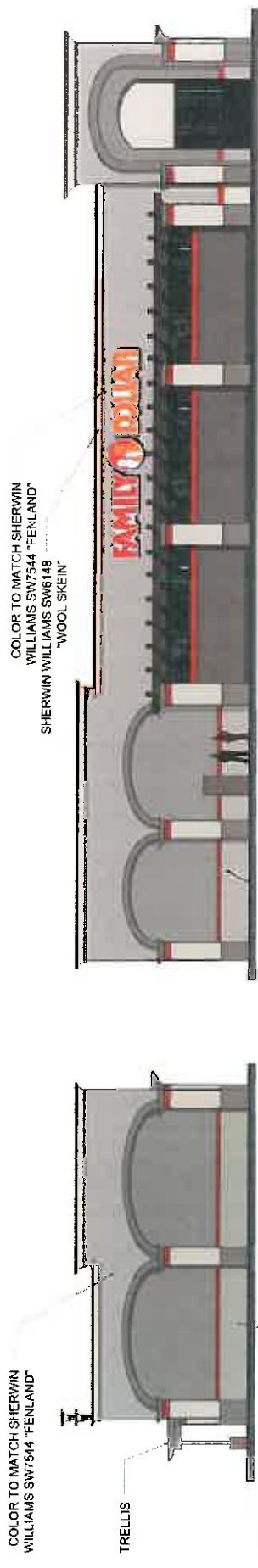


**GROSS BUILDING AREA: 6,362 SF**  
**RETAIL SALES AREA: 7,307 SF**  
**SALES SUPPORT/STOCK: 589 SF**  
**OFFICE AND RESSTROOMS: 447 SF**



1 SOUTH EXTERIOR ELEVATION

3 WEST EXTERIOR ELEVATION



2 NORTH EXTERIOR ELEVATION

4 EAST EXTERIOR ELEVATION

LR/A

LR/A ARCHITECTURE

November 16, 2017

0' 16' 32' 64'

FAMILY DOLLAR MECCA

DATE PALM AVE & 2ND STREET MECCA, CA

EXTERIOR ELEVATIONS

SD-3-0

**PLANT LEGEND**

**TREES**

- STANDARD VARIETY
- UNUSUAL
- PLANTING

**ACCENTS AND SHRUBS**

- ARBORESCENSIS (HONEY SUCKLE)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (SMALL)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (MEDIUM)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (LARGE)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (SMALL)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (MEDIUM)
- ARBORESCENSIS (HONEY SUCKLE) - CALIFORNIA (LARGE)

**ORNA-MENTAL GRASSES**

- ORNA-MENTAL GRASSES
- ORNA-MENTAL GRASSES

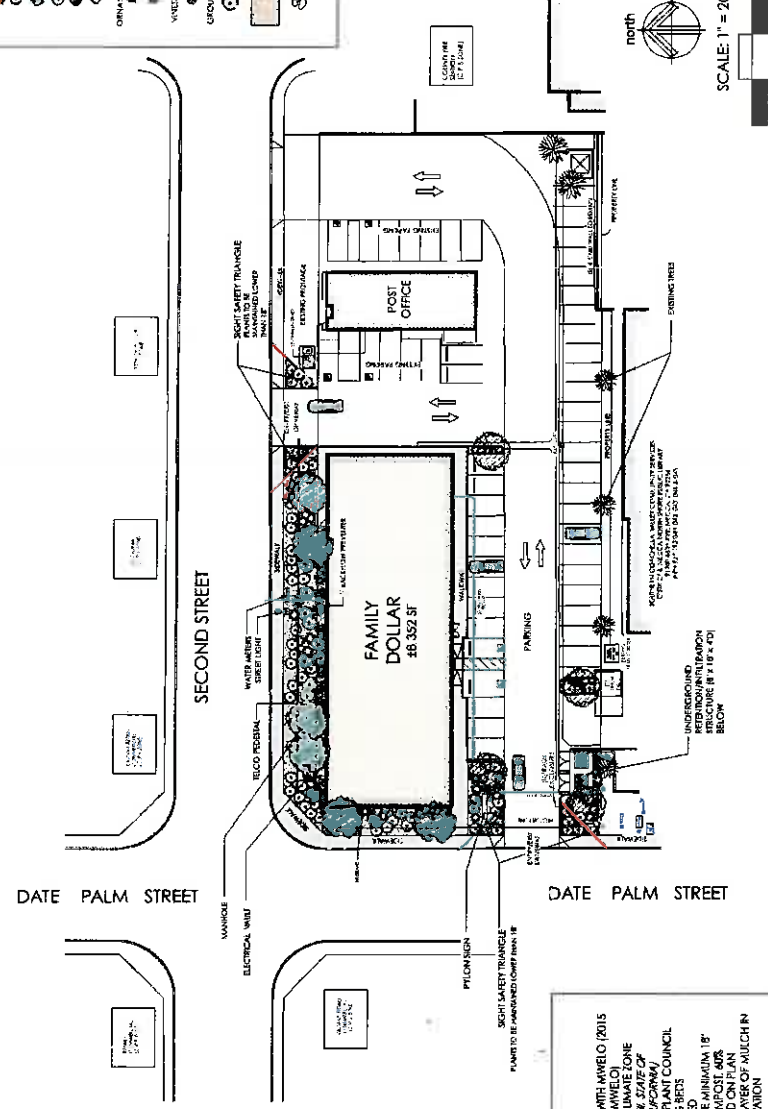
**VIET**

- VIET

**ERONOCATOR AND BRUSH**

- ERONOCATOR AND BRUSH

**1/2" CHAINS WHICH "PLANT" BRUSHES USED - 1/2" CHAINS WHICH "PLANT" BRUSHES USED - 1/2" CHAINS WHICH "PLANT" BRUSHES USED - 1/2" CHAINS WHICH "PLANT" BRUSHES USED**



**KEY LANDSCAPE PLAN NOTES**

- LANDSCAPE AND BRIGATION PLANS TO COMPLY WITH IRRIGATOR MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO)
- ALL PLANTS APPROPRIATE FOR SUNSET ZONE 13 - CLIMATE ZONE
- 100% LOW WATER USE PLANTINGS: PER IRRIGATOR MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO)
- DRAINAGE TO BE USED IN 100% OF PLANTING BEDS
- WEATHERSMART BRIGATION CONTROLLER TO BE USED
- ALL PLANT HOLES FOR PROPOSED PLANTS TO HAVE MINIMUM 18" DEPTH COMPOSTING IMPROVED TOPSOIL (10% COMPOST AIR MIXTURE)
- USE PALM SPRINGS GOLF LINKS SPECIFIC MULCH IN ALL PLANTING BEDS TO PROMOTE WATER CONSERVATION

**SITE STATISTICS:**  
 TOTAL SITE AREA: 25,554 SF (.58 AC)  
 LANDSCAPED AREA: 2,944 SF

**LR/A**  
 LR/A ARCHITECTURE  
 10/01/2017

**LANDSCAPE PLAN**

**DATE PALM AVENUE & 2ND STREET**

MECCA, CALIFORNIA 92037

Professional Engineer seal for Robert E. Adams, A.S.C.E., State of California, License No. 50155. The seal includes the California State Board of Engineering and Surveying logo.

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

**Environmental Assessment (E.A.) Number:** 43006  
**Project Case Type (s) and Number(s):** Plot Plan No. 26221  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** FD Partners, LLC  
**Applicant's Address:** 500 S. Sepulveda Blvd., Suite 304  
Manhattan Beach, CA 90266

**I. PROJECT INFORMATION**

**A. Project Request:** Plot Plan No. 26221 proposes an 8,352-square-foot single-story retail commercial building up to 32 feet in height with approximately 43 parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670-square-foot U.S. Post Office Building up to approximately 12 feet in height with approximately 14 parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041.

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

**C. Total Project Area:** 1.0 Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 1.0	<b>Lots:</b> 3	<b>Sq. Ft. of Bldg. Area:</b> 10,022	<b>Est. No. of Employees:</b> 25
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 727-193-027; 727-193-028; 727-193-041

**E. Street References:** The project is located south of 2nd Street, East of Date Palm Street, West of Brown Street at the southeast corner of 2nd Street and Date Palm Street in Mecca.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 9 East, and Section 8 SW

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project area consists of three (3) Assessor's Parcel Numbers including 727-193-027, 727-193-028, and 727-193-041 totaling approximately 1.0 acre. The majority of the 1.0 acre project area is vacant, except for an existing 1,670-square-foot U.S. Post Office Building located within APN 727-193-028. The U.S. Post Office Building is being leased by the U.S. Postal Service from the current land owners F.D. Partners. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail Land Use designation in that the site contains circulation facilities such as improved access roads along 2<sup>nd</sup> Street and Date Palm Street (LU 29.7) and will include proposed desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with improved roads including 2<sup>nd</sup> Street and Date Palm Street immediately adjacent to the subject property. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. However, new facilities such as required drainage easements address local drainage impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not affected by Housing Element Policies since no housing units or dwellings are proposed.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and operational activities (Advisory Notification Document (AND) BS-Grade.2-Dust Control). The proposed project meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies since the project proposes an 8,352 square foot commercial building located on the southeast corner of 2<sup>nd</sup> Street and Date Palm Street (HC 2.1b) which directs growth to an urbanized area in the community of Mecca, and, is conditioned to install bike racks (Condition of Approval 90.Planning.3-Install Bike Racks).

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

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

D. **Land Use Designation(s):** Commercial Retail (CR) (0.20- 0.35 Floor Area Ratio)

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

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

**G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Commercial Retail (CR)

1. **Area Plan(s):** Eastern Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Retail (CR) (0.20 – 0.35 Floor Area)
4. **Overlay(s), if any:** Not Applicable
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Scenic Highway Commercial (C-P-S)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S)

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

**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.



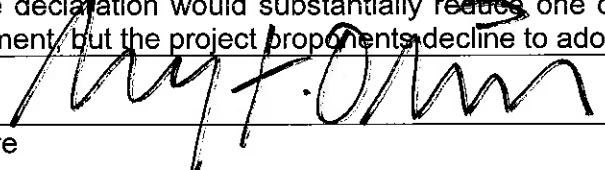
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

May 7, 2018

Date

Jay T. Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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-8 "Scenic Highways"

Findings of Fact:

- a) This project is not adjacent to a scenic corridor and no scenic highways are present within the project vicinity. The site is located within an existing urbanized area, and no impacts are expected.
- b) The project as a proposed 8,352 square foot commercial building, with existing 1,670 square foot post office building on a 1.0 acre site, would not generate negative visual impacts to the surrounding area subject to the proposed building elevations dated 11-16-17 with varied roof lines, arches, and trellis features as outlined under Advisory Notification Document (AND) - Advisory Notification.2 Exhibits for the proposed commercial building, along with proposed desert landscaping. A PM10 dust control plan is also required to reduce dust emissions as indicated by AND BS Grade.2-Dust Control. Billboards and other outdoor advertising signs are prohibited in Coachella Valley and not allowed with this project further reducing potential visual impacts. The size, height and type of existing and any future on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris should be removed as provided by Section 1(F) of Ordinance No. 457. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**2. Mt. Palomar Observatory**

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

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

- a) The project site is located more than 45 miles from the Mt. Palomar Observatory and is not affected by Ordinance No. 655 relating to the Mt. Palomar Observatory. The project is therefore not required to comply with Ordinance No. 655. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**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?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a proposed 8,352 square foot commercial building would create a new light source, with existing 1,670 post office building, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (AND Planning.9-Lighting Hooded/Directed). Proposed desert landscaping will also provide partial buffering on the project site. Impacts would be less than significant.
- b) Surrounding land uses include existing commercial area along 2<sup>nd</sup> Street such as existing retail centers to the west, existing restaurant to the north, fire station to the east, and library to the south. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND 10.Planning.9-Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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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

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

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

Findings of Fact:

- a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated "urban-built up land". No impacts are expected.
- b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 1.0 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.
- d) The project does not involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered "urban built up land". No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. There will be no impact.

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD Significance Thresholds and Analysis

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during operations which the majority would come from vehicle trips to and from the proposed commercial building and existing post office Building. The 1.0 acre site will involve new building construction and site improvements including 43 new parking spaces with 14-existing parking spaces, along with sewer and water line lateral connections along 2<sup>nd</sup> Street. Therefore, minor emissions from short-term construction will occur. Fugitive dust from operating equipment during improvements will be controlled through daily water spraying on the site. Long-term air quality impacts resulting from the proposed project will include emissions generated from automobile trips including vehicle emissions from customer and worker commute trips and truck delivery trips which most vehicles comply with California smog standards.

It is estimated that up to a maximum of 350 automobile round trips access the site per day for this project. To prevent PM10 emissions from this heavy traffic, the driveways and parking areas will be improved per conditions of approval on file in the LMS, including COA 90.Planning.5- Parking Paving Material. Therefore, emissions will be less than significant.

- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 1.0 acres, limited to approximately 8,352 square feet, with existing 1,670 square foot post office building, and pre-construction meeting requirement prior to site improvements (COA 60.BS Grade.7–Pre-Construction Meeting), air quality impacts would be minor both on a project and cumulative level. Less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include existing commercial buildings, vacant land, fire station, and library, and the project is not expected to generate substantial point-source emissions due to the limited size of project at 1.0 acres with proposed 8,352 square foot proposed building and existing post office building which would be below 3,000 metric

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tons of carbon dioxide (MT CO<sub>2</sub>e). The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter since surrounding land consists of existing commercial buildings, vacant land, fire station, and library, and is largely developed with per building codes. Therefore, no impacts are expected.
- f) The project is for a new commercial building with existing and proposed improvements such as parking paving and landscaping, proposed site improvements such as water and sewer line lateral connections along 2<sup>nd</sup> Street in an urbanized area, which are not the type of uses or improvements anticipated to create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

Findings of Fact:

- a) The proposed project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a conservation area of that plan. A review by the Environmental Programs Division (EPD) was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported since the land was previously disturbed as a 1.0 acre lot prior to the adoption of the CV-MSHCP. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875 since new 8,352 square foot commercial building is proposed to be constructed on a 1.0 acre site with paving improvements as outlined with COA 90.Planning.8-Ord. No. 875 Fees. For these above reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. No impact.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore no impacts are expected.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, no impacts are anticipated.
- e) The project site does not contain riparian/riverine habitat. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.



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.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and records search on the subject property. The project does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, section 15064.5.

However, prior to issuance of any grading permits, the permit holder shall retain a Native American Monitor and enter into a monitoring contract with a qualified Archaeologist for services as indicated by COAs 60.Planning-CUL.1-Native American Monitor, 60.Planning-CUL.2-Project Archaeologist as well as prepare a Phase IV Study indicated by COA 70.Planning-CUL 1-Phase IV Cultural Report Required. The project is not anticipated to alter or destroy any known archaeological site. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be provided by the Native American Monitor and County Archaeologist.

**9. Archaeological Resources**

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

Source: On-site Inspection, Project Application Materials

- a) Site disturbance has already occurred with the existing 1.0-acre of land within an existing urbanized area. No archaeological resources have been located on this lot based on field visit and records search. Notification letters regarding AB 52 were also mailed out to 12 local tribes on June 7, 2017. The June 26, 2017 response letter from the Agua Caliente Band of Cahuilla Indians deferred to the Cabazon Band of Mission Indians who had no further comment or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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request to consult. The January 24, 2018 response letter from the Twenty-Nine Palms Band of Mission Indians concurred with Native American Monitor during ground disturbance activities as indicated by COAs 60.Planning-CUL.1-Native American Monitor, 60.Planning-CUL.2-Project Archaeologist and 70.Planning-CUL 1-Phase IV Cultural Report Required. The project is not anticipated to alter or destroy any known archaeological site, and less than significant impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (AND Planning.10 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. Less than significant impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area since no archaeological resources or places of worship are known to exist on the subject property. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring to be provide by Native American Monitor and County Archaeologist.

**GEOLOGY AND SOILS** Would the project

<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2560

Findings of Fact:

- a) According to RCLIS (GIS database) and County Geologic Report No. 2560, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2560

Findings of Fact:

a) According to the County Geologic Report No. 2560 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Geologic Report No. 2560 requires vegetation and debris be removed and disposed off-site, compressible materials not removed during grading be excavated to competent material and replaced as compacted fill soils, in the building footprint area, remove at least the upper 5-feet below existing grade or 3-feet below the proposed footing bottom, whichever is greater, and competent removal bottom is defined as an in-situ related density of 85% in accordance with AND Planning-GEO 2560 Accepted. These are similar and common technical measures that apply throughout the Eastern Coachella Valley with new development due to low water tables in the region as a whole. Although these specific technical measures may vary based on development type and specific location with the Eastern Coachella Valley, these measures for proposed Plot Plan No. 26221 at subject location are not mitigation measures pursuant to CEQA. With these typical measures to address liquefaction and compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be provided by the County Geologist and Riverside County Department of Building and Safety.

**12. 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)

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

- a) There are no known active or potentially active faults that traverse the site within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in the southern California region. California Building Codes and Building and Safety Department plan check requirements pertaining to this development will mitigate any potential impacts to less than significant.

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

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

**13. Landslide Risk**

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

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

**Findings of Fact:**

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

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

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

**14. Ground Subsidence**

- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

**Findings of Fact:**

- a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. 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. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. 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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing previously disturbed 1.0 acre site with proposed 8,352 square foot commercial building and existing 1,670 square foot post office building and remaining portion currently vacant land. The proposed project will not substantially alter ground surface relief features. Therefore, no impacts are expected.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) The project would not result in grading that affects or negates subsurface sewage disposal systems. All existing and proposed buildings connect with sewer lines located within 2<sup>nd</sup> Street. Therefore no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2560

- a) The project will not result in substantial soil erosion or loss of top soil since the site has been disturbed and relatively flat topography intended for new commercial building of 8,352 square feet and addition of drainage features along with proposed desert landscaping. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered high, however, the soil types on the subject property consist of silty sand with no slopes. With approximately 1,500 cubic yards of cut and fill proposed for the retention area, impacts are less than significant.
- c) The project site does not contain existing septic systems since project would be connected to an existing sewer line along 2<sup>nd</sup> Street. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Mecca. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing and proposed site improvements such as pre-graded land with existing and proposed impervious surfaces, additional retention areas, will prevent any impacts from rising to a level of significance (AND BS-Grade.3 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site with the additional drainage features. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**19. Wind Erosion and Blowsand from project either on or off site.**

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

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

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements such as desert landscape, California Building Codes, and construction related dust being addressed with a required PM 10 Dust Control Plan (COA 60.BS-Grade.11). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Because of this small size of the proposed project of approximately five (5) acres, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- c) This project does not conflict with the requirements of any applicable plan, policy, or regulation, including AB 32 because of compliance with mandatory California Smog Requirements for customers and workers that use the proposed project site with automobiles and construction equipment being smog certified and limited idling requirements for heavy equipment. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. Hazards and Hazardous Materials**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used to clean the proposed commercial building and typical cleaning items such as detergents, bleach, and ammonia on a small scale available inside the building for retail customers. Hazardous wastes are currently not accepted at Riverside County Landfills. Therefore, less than significant impacts are expected.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1,000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Airports**

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

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

- a) The project site is not located within an Airport Master Plan. No impacts are anticipated.
- b) The project site is not located within an Airport Master Plan and did not require review by the Airport Land Use Commission. No impacts are anticipated.
- c) The project site is not located within an airport land use plan; or within two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area. No impacts are expected.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

	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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

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

Source: Drainage Study by ANPAK Engineering, LLC dated October 2017; Coachella Valley Water District (CVWD) letter dated March 6, 2017

Findings of Fact:

- a) The topography of the site is disturbed desert land with existing 1,670 square foot post office building on 1.0 acre site with proposed addition of 8,352 square foot commercial building and site improvements such as new retention areas and drainage easements. The project would not substantially alter the existing drainage patterns of the project site with the existing and proposed site improvements. The owner/applicant provides measures incorporated into the development to prevent flooding of the site or downstream properties as outlined in the project drainage study including local storm drainage systems which convey developed flows to proposed underground storage/detention basin (COA 60.BS- Grade.2-Drainage Design Q100). Requirements for retention of incremental run-off is a standard measure to address drainage impacts from proposed Plot Plan No. 26221 and therefore is not mitigation pursuant to CEQA. Furthermore, the retention area is a limited geographic area with limited depth, and therefore would create less than significant impacts, and therefore, impacts would be less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.9 BMP CONST. NPDES Permit) with any future grading permit. Post development water quality leaving the site would be better quality than existing, eliminating negative impacts to downstream drainage facilities. BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Based on water saving measures such as required water efficient landscaping and replenishment assessment in accordance with the State Water Code as outlined in the CVWD letter dated March 6, 2017, impacts are less than significant.
- d) The project has the potential to contribute minor amounts of additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements capable of infiltrating storm events. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project is within Zone X, depth one foot on the Federal Flood Insurance rate maps, but is less than significant due to drainage measures such as, but not limited to, detention and existing landscape areas to retain incremental increase of storm water runoff (COA 60.BS-Grade.2 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the final Water Quality Management Plan required prior to any future grading permit issuance (COA 60.Trans.1–Approved WQMP). Impacts would less than significant.
- h) The site includes existing and proposed drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Drainage Study by ANPAK Engineering, LLC dated October 2017; Coachella Valley Water District letter dated March 6, 2017

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to existing and proposed drainage improvements including new localized storm drainage systems which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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convey developed flows to proposed underground storage/detention basins, and existing right of ways capable of infiltrating storm events in order to prevent flooding to downstream properties. The proposed detention basins are capable of releasing the post development hydrograph for up to 100 years at flow rates less than or equal to the pre-development and controlling outlet velocities such that downstream erosion is minimized as outlined in the project drainage study. The project lies in the area of the Whitewater River Basin. Impacts are considered less than significant (COAs 60-BSGrade.2 Drainage Design Q100).

- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing and proposed drainage improvements such as new detention areas with easements and existing road right-of-way improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body other than proposed drainage areas, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area due to 1.0 acre project site with a proposed 8,352 square foot commercial building including site improvements. The existing 1.0 acre site also contains an existing 1,670 square foot post office building to remain as previously constructed. The project would be conditionally consistent with the subject land since the land is currently designated Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio), and areas with a Land Use Designation of CR are generally envisioned for such land uses as commercial buildings for local regional serving retail and service uses. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the Sphere of Influence (SOI) of a City. The project was presented to the Mecca Community Council on September 13, 2017 for informational purposes only. Less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Planning**

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

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

Findings of Fact:

a, b) The project will be consistent with the site's existing Scenic Highway Commercial (C-P-S) zone due to the proposed 8,352 square foot commercial building specifically listed as permitted use with an plot plan permit in accordance with Ordinance No. 348, Article IX b Section 9.50, Subsection A., which lists commercial retail related land uses such as house hold stores, clothing stores, drug stores, dry good stores, food markets, gift shops, hardware and stationary stores, and toy shops, which are typical items found in a Family Dollar Store, the anticipated type of end-user of the proposed commercial use. The proposed project complies with the development standards of the existing C-P-S zone such as maximum building heights which proposed building is approximately 32 feet in height, which is less than 50 feet, with no minimum setbacks (Section 9.53b,c) for buildings 35 feet in height or less. The project proposes no alcohol sales for off-premises consumption, use which is prohibited in the C-P-S zone without a separate Conditional Use Permit in accordance with Ordinance No. 348 Section 18.48. The project is surrounded by properties which are zoned C-P-S. The project buffers adjacent zones with perimeter treatment, hooded lighting, parking lot improvements and desert landscaping. Additionally, outdoor display is limited to 200 square feet maximum as indicated by AND Planning.10-Limit Outdoor Display. Therefore, impacts would be less than significant.

c-d) The proposal for commercial building will be conditionally compatible with existing and surrounding land uses including vacant land, a post office, commercial retail, fire station, and library and scattered single-family dwellings which have been constructed and are operating in the project vicinity of 2<sup>nd</sup> Street. The proposal includes buffering with perimeter treatment and parking lot improvements. Therefore, 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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e) For the reasons above, the project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

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

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are vacant lots, industrial uses. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

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

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) The project site is not located within two miles of a public use airport, and would not expose people using the project to any significant airport noise since the project is approximately 5.0 miles from the nearest airport in Thermal to the northwest. No impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to the commercial nature of the project and distance from the rail road of approximately 0.5 miles from the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 0.5 miles of State Highway 111, but there would no impact due to project in compliance with the 2016 California Building Code which limits noise levels to 45-decibels (dBA) or less within the proposed building and existing building on the 1.0 acre site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development will not substantially increase ambient noise levels due to existing local road noise along 2<sup>nd</sup> Street within an existing commercial and residential are of Mecca. Additionally, no outdoor speaker system is proposed. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project construction with improvements and new building. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (AND Planning.5—Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**PALEONTOLOGICAL RESOURCES**

**34. 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"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist)

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.1—Paleo Primp & Monitor.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

The above list of requirements are standard measures for a PRIMP report to be addressed and do not qualify as mitigation pursuant to CEQA for this project. Due to the flat topography and limited grading, no paleontological resources are anticipated, impacts would be less than significant.

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities for the new 8,352 square foot commercial building and site improvements such as parking and driveways, and monitoring is a general requirement for this project, and is not considered mitigation pursuant to CEQA. With implementation of these conditions, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be provided by the County Paleontologist.

**POPULATION AND HOUSING** Would the project

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

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

Findings of Fact:

- a) The proposed project will not displace any existing residences since project proposes an 8,352 square foot commercial building and the project site contains an existing post office building, with no existing residences on site. No impacts are expected.
- b) The proposed project may create a very minor demand for additional housing due to the commercial nature of the project with construction and store employees. However, existing housing units are available in surrounding communities to accommodate a minor incremental increase in housing demand with approximately 25 employees. Therefore, impacts would be less than significant.
- c) The project site will not displace anyone, much less substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. There will be no impact.
- d) The project is not located within a Redevelopment Project Area. There will be no impact.
- e) The project would add a new business with approximately 25 employees on an existing 1.0 acre site containing an existing post office building. The employee positions will likely be filled by existing residents of the area. Therefore, the project will likely not result in any population increase, and such population increase will not exceed official regional or local population projections, and there will be no impact
- f) The project proposes a single, fairly small new business in an area close to other commercial uses. Due to the small size of the project, it will not induce substantial population growth in an area since the business would be within an 8,352 square foot commercial building and be limited to approximately 25 employees. Any impacts 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.

**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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed 8,352 square foot commercial building will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 2<sup>nd</sup> Street and Date Palm Street and proposed 24-foot wide driveway entrance for the proposed 8,352 square foot commercial building and existing 1,670 square foot post office building. Fire protection improvements such as maintaining minimum required fire truck access, water systems, and fire construction permits (AND Fire.1 General Conditions) shall be required.

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

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

The Coachella Valley Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to proposed new commercial building (COA 80.Planning.1 - School Fees). Therefore, impacts are less than significant.

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

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

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

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

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

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

The use of the proposed project area would not cause a significant impact on health services since the proposed relatively small project proposes 8,352 square foot commercial building on 1.0 acre site with existing post office building. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

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

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

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project is a small commercial use that does not involve the construction or expansion of recreational facilities at all, much less one that would have an adverse physical effect on the environment. Therefore, there is no impact.
- b) Due to the relatively small size of the 1.0 acre site which allows commercial buildings in the C-P-S zone, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since not a subdivision. It is located with Community Service Area's 97 and 152 and within the Desert Recreation District but would not be subject to Quimby fees. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along 2<sup>nd</sup> Street or Date Palm Street, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project for 8,352 square foot commercial building with existing 1,670 square foot post office building will maintain vehicular traffic on the surrounding streets including direct access from 2<sup>nd</sup> Street and Date Palm Street (100-foot right-of-ways) within an existing urbanized area in the community of Mecca. The Transportation Department did not require a traffic study due to existing street improvements with curbs, gutters, and sidewalks. The project does not require additional ROW dedications and improvements (COA 90.Trans.3 – Existing Curb & Gutter). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to 43-on-site parking spaces for the proposed commercial building along with approximately 14-existing parking spaces for the existing post office building. A maximum of 250 trips per day is estimated for the overall project. The project does not conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.4-TUMF) prior to any future building permits, which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts therefore are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 43-spaces (COA 90.Planning.5- Parking Paving Material) for the commercial building and 14-spaces for the post office building. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.



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

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

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the County Service Area Mecca #97 to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction for improvements. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along 2<sup>nd</sup> Street or Date Palm Street. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

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

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on June 7, 2017. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site improvements such as water and sewer line laterals and parking paving materials to accommodate a new 8,352 square foot building with existing 1,670 square foot post office building.

The January 24, 2018 response letter from the Twenty-Nine Palms Band of Mission Indians concurred with a required a measure for Native American Monitor during ground disturbance activities as indicated by COAs 60.Planning-CUL.1-Native American Monitor, 60.Planning-CUL.2-Project Archaeologist and 70.Planning-CUL 1-Phase IV Cultural Report Required. Such monitoring is a standard condition of approval for projects involving ground disturbance and does not qualify as mitigation pursuant to CEQA. Less than significant impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: Monitoring to be provide by Native American Monitor and County Archaeologist.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water

<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District correspondence dated March 6, 2017 and Department of Environmental Health Review

- a) The proposed project shall be served by existing water lines along 2<sup>nd</sup> Street (COA 80 E. Health.2-Water/Sewer Will Serve). Impacts would be less than significant.
- b) It is anticipated that the project will have sufficient water supplies available for the project with use of the existing water lines along 2nd Street with connecting water laterals for the proposed commercial building and existing post office building. Additionally, the type of landscaping required for the project, desert landscaping, will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence dated March 6, 2017

Findings of Fact:

- a) The proposed project shall be served by existing sewer lines along 2<sup>nd</sup> Street (COA 80 E. Health.2-Water/Sewer Will Serve). No additional construction is necessary, and impacts would be less than significant.
- c) It is anticipated that the project will have adequate capacity to serve the proposed commercial building with use of the existing sewer lines along 2nd Street with connecting sewer laterals for the proposed commercial building and existing post office building. Therefore, the impact is considered 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.

**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"/>
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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"/>
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Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate less than significant trash waste with based on compliance with required conditions such as COA 80.Waste Resources.1-Recyclables Collection and Loading Area and 80.Waste Resources.2-Waste Recycling Plan. Additionally, adequate disposal facilities and services are located on the project site including trash enclosure. Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Utilities**

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

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

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas, and communication systems which are present within the existing urbanized area. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems. Compliance with the requirements such as from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Imperial Irrigation District and the telephone company will ensure that potential impacts to utility systems are reduced to a less than significant level of impact.

d) The project would use existing and proposed storm water drainage facilities along 2<sup>nd</sup> Street and Date Palm Street. No new water drainage facilities or expanded facilities are necessary. Impacts will be less than significant.

e) Electricity is available at the project site from the Imperial Irrigation District. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems.

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

g) The project will not require additional government services. Therefore, there is no impact.

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: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in new construction of a 8,352 square foot commercial building with existing 1,670 square foot post office building to remain on a 1.0 acre site. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards, with which the proposed project must comply. 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.

**OTHER**

51. Other: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: For the reasons above, 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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 1.0 acre site for proposed commercial building and separate existing post office building. The site is surrounded by existing commercial land with residential and vacant properties along 2<sup>nd</sup> Street in Mecca and largely serves medium traffic volumes due to existing development and vacant land customers who would normally visit this area with or without the proposed commercial building expansion. Future development in the immediate vicinity is considered to be moderate due to the existing urban improvements. No other projects are currently proposed in the immediate vicinity of 2<sup>nd</sup> Street and Date Palm Street, other than 1,150 gallon propane tank addition to the Toro Loco Market located approximately 600-feet to the west along 2<sup>nd</sup>

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

Street previously approved by Conditional Use Permit No. 3754. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are improved and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with on-site proposed parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: None

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

*Juan C. Perez  
Agency Director*



**05/24/18, 3:31 pm**

**PP26221**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26221. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1      AND - Design Guidelines**

**Compliance with applicable Design Guidelines:**

- 1. County Wide Design Guidelines and Standards**
- 2. County Design Guidelines**
  - **Mecca (Adopted 7/21/2009)**

**Advisory Notification. 2      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A:

- Exhibit A (Site Plan)**
- Exhibit B (Elevations with Wall Signs), Amended No. 1, dated 11-16-17.**
- Exhibit C (Floor Plans)**

**Advisory Notification. 3      AND - Federal, State & Local Regulation Compliance**

- 1. Compliance with applicable Federal Regulations, including, but not limited to:**
  - **National Pollutant Discharge Elimination System (NPDES)**
    - **Clean Water Act**
    - **Migratory Bird Treaty Act (MBTA)**
  
- 2. Compliance with applicable State Regulations, including, but not limited to:**
  - **The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)**
  - **Government Code Section 66020 (90 Days to Protest)**
  - **Government Code Section 66499.37 (Hold Harmless)**
  - **State Subdivision Map Act**
  - **Native American Cultural Resources, and Human Remains (Inadvertent Find)**
  - **School District Impact Compliance**
  - **Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs**
    - **Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}**



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 3      AND - Federal, State & Local Regulation Compliance  
(cont.)

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- #### 4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee

### ADVISORY NOTIFICATION DOCUMENT

#### Advisory Notification

Advisory Notification. 3      AND - Federal, State & Local Regulation Compliance (cont.)

(WR TUMF)

- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 4      AND - Project Description & Operational Limits

The use hereby permitted is for an 8,352 square-foot single-story retail commercial building up to 32-feet in height with approximately 43-parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670 square-foot U.S. Post Office building up to approximately 12-feet in height with approximately 14-parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041.

#### BS-Grade

BS-Grade. 1                      0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2                      0010-BS-Grade-USE - DUST CONTROL

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

BS-Grade. 3                      0010-BS-Grade-USE - EROSION CNTRL PROTECT

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.

BS-Grade. 4                      0010-BS-Grade-USE - FINISH GRADE

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

BS-Grade. 5                      0010-BS-Grade-USE - GENERAL INTRODUCTION

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.

BS-Grade. 6                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 6                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE  
(cont.)

10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

BS-Grade. 7                      0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 8                      0010-BS-Grade-USE - OFFST. PAVED PKG

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

### BS-Plan Check

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

#### EXISTING STRUCTURES:

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

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

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

separate building permit.

#### ACCESSIBLE PATH OF TRAVEL:

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

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

The Accessible path of travel shall:

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

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

Additional accessible requirements within the structure shall be reviewed during the building plan review.

#### ACCESSIBLE PARKING:

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

#### 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.

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Plan Check

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

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

#### E Health

E Health. 1                              0010-E Health-USE WATER/SEWER WILL SERVE

A "will serve" letter for water and sewer service from Coachella Valley Water District (CVWD) shall be submitted to the Department of Environmental for review and approval.

#### Fire

Fire. 1                                      General Conditions

##### ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

#### Planning

Planning. 1                                0010-Planning-USE - 90 DAYS TO PROTEST

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

Planning. 2                                0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit,

## ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2                      0010-Planning-USE - CAUSES FOR REVOCATION  
(cont.)

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

Planning. 3                      0010-Planning-USE - CEASED OPERATIONS

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

Planning. 4                      0010-Planning-USE - COMPLY WITH ORD./CODES

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.

Planning. 5                      0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Planning. 6                      0010-Planning-USE - FEES FOR REVIEW

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

Planning. 7                      0010-Planning-USE - IF HUMAN REMAINS FOUND

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

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

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 7 0010-Planning-USE - IF HUMAN REMAINS FOUND  
(cont.)

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

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

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

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

"Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

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

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

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

"Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

Planning. 8 0010-Planning-USE - LAND DIVISION REQUIRED

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

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 8                      0010-Planning-USE - LAND DIVISION REQUIRED (cont.)  
any other pertinent ordinance.

Planning. 9                      0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 10                      0010-Planning-USE - UNANTICIPATED RESOURCES

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

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

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

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

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

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

Planning. 11                      Gen - Limit Outdoor Storage

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

Planning. 12                      Gen - No RV or Car Camping

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

Planning. 13                      Gen - Temporary Outdoor Event Permit Required

Any Temporary Outdoor Events that are proposed shall be subject to permit



### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 13                      Gen - Temporary Outdoor Event Permit Required (cont.)  
requirements of Article XIXa (Temporary Events) as indicated in Zoning Ordinance No.  
348.

#### Planning-All

Planning-All. 1                      0010-Planning-All-USE - HOLD HARMLESS

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in 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.

#### Planning-GEO

Planning-GEO. 1                      GEO02560 ACCEPTED

County Geologic Report GEO No. 2560, submitted for the project (PP26221/APN 727-193-041), was prepared by Inland Engineering Technologies, Inc. (IET). The report is titled; "Geotechnical Investigation for the Proposed Retail Building Located at the Southeast Corner of date Palm Street – 2nd Street Intersection, City of Mecca, County of Riverside, California," dated February 24, 2017. In addition, IET has submitted the following response:

"Response to Riverside County LMS Conditions of Approval", undated, signed by Thomas D. Smith PG No. 8379 on 2018.03.09.

"Review Comments #2, County Geologic Report No. 2560, 'Geotechnical Investigation for the Proposed Retail Building Located at the Southeast Corner of date Palm Street – 2nd Street Intersection, City of Mecca, County of Riverside, California,' dated February 24, 2017", dated April 5 2018.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                    GEO02560 ACCEPTED (cont.)  
GEO No. 2560 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on historical photographic and topographic evidence, the likelihood of surface rupture at the site is considered unlikely.
3. Groundwater was encountered in the current subsurface investigation approximately 7 feet below the ground surface, and is not considered a constraint for the proposed development.
4. Although a potential for liquefaction exists within the soils between 7 to 10 feet, and 40 to 52 feet, it is IET's opinion that due to the volume of overburden material no surface manifestation of liquefaction is anticipated.
5. A saturated sand settlement of approximately 2 ½ inches is estimated.
6. For design purposes, a seismic-induced settlement of about 1-inch may be considered at the foundation grade.

GEO No. 2560 recommended:

1. Vegetation and debris should be removed and properly disposed of offsite.
2. Compressible materials not removed by the planned grading should be excavated to competent material and replaced as compacted fill soils.
3. In the building footprint area, IET recommends removing at least the upper 5 feet below the existing grade or 3 feet below the proposed footing bottom, whichever is greater.
4. Competent removal bottom is defined as having an in-situ relative density of 85%.

This update to GEO No. 2560 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2560 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE (cont.)  
 Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2                    0010-Transportation-USE - ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3                    0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

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

Transportation. 4                    0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on 2nd Street and Date Palm Street since adequate right-of-way exists.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    0010-Transportation-USE - NO ADD'L ROAD  
IMPRVMNTS (cont.)

Transportation. 5                    0010-Transportation-USE - NO ADD'L ROAD  
IMPRVMNTS

No additional road improvements will be required at this time along 2nd Street and Date Palm Street due to existing improvements.

Transportation. 6                    0010-Transportation-USE - STD INTRO (ORD 461)

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.

Transportation. 7                    0010-Transportation-USE - TS/EXEMPT

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

### Waste Resources

Waste Resources. 1                    Gen - Hazardous Materials

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied

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

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

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

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

060 - BS-Grade. 6                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied

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

060 - BS-Grade. 8                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 9                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

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

060 - BS-Grade. 10                      0060-BS-Grade-USE- PM 10 CLASS REQUIRED                      Not Satisfied

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

060 - BS-Grade. 11                      0060-BS-Grade-USE -PM10 PLAN REQUIRED                      Not Satisfied

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

- 1. NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".
- 2. NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

Planning

060 - Planning. 1                      0060-Planning-USE - PALEO PRIMP/MONITOR                      Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

- 1. Description of the proposed site and planned grading operations.
- 2. Description of the level of monitoring required for all earth-moving activities in the project area.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)                      Not Satisfied

- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of samples and specimens.
- 9. Fossil identification and curation procedures to be employed.
- 10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11. All pertinent exhibits, maps and references.
- 12. Procedures for reporting of findings.
- 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2                      Gen - Fee Status                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26221, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-CUL

060 - Planning-CUL. 1                      0060- Planning- USE- Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1                      0060- Planning- USE- Native American Monitor (cont.)                      Not Satisfied

disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      0060- Planning- USE- Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Transportation

060 - Transportation. 1                      0060-Transportation-USE - DRAINAGE EASEMENT                      Not Satisfied

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

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3                      SUBMIT FINAL WQMP                      Not Satisfied

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or full 100-year retention in Bermuda Dunes. 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). For any questions, please contact (951) 712-5494.



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4                      WQMP ACCESS AND MAINT EASEMENT                      Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      0070- Planning- USE- Phase IV Cultural Required                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1                      0080-E Health-USE - FOOD PLANS REQD                      Not Satisfied

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.

Submit food facility plans to the Indio Environmental Health Office Food Plan Check Program (760) 863-8287.

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80. Prior To Building Permit Issuance

E Health

- 080 - E Health. 1                      0080-E Health-USE - FOOD PLANS REQD (cont.)                      Not Satisfied
- 080 - E Health. 2                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Planning

- 080 - Planning. 1                      0080-Planning-USE - COLOR/FINISH SAMPLES                      Not Satisfied
- The permittee shall submit three 4" x 4" color and finish samples for Planning Department approval. Coloration shall be compatible with the colors contained in APPROVED EXHIBIT A.

- 080 - Planning. 2                      0080-Planning-USE - CONFORM TO ELEVATIONS                      Not Satisfied
- Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

- 080 - Planning. 3                      0080-Planning-USE - CONFORM TO FLOOR PLANS                      Not Satisfied
- Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

- 080 - Planning. 4                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied
- Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

- 080 - Planning. 5                      Gen - Compliance with payment of school impact fees                      Not Satisfied
- Impacts to the Coachella Valley Unified School district shall be addressed in accordance with California State law.

Transportation

- 080 - Transportation. 1                      0080-Transportation-USE - DRAINAGE EASEMENT                      Not Satisfied
- The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

- 080 - Transportation. 2                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN                      Not Satisfied
- Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 2                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied
- 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.

- 080 - Transportation. 3                      0080-Transportation-USE - TUMF                      Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

- 080 - Transportation. 4                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

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

- 080 - Transportation. 5                      ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

A maintenance plan and signed WQMP 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 no later than October 15 each year and rendered fully functional.

- 080 - Transportation. 6                      IMPLEMENT WQMP                      Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

Waste Resources

- 080 - Waste Resources. 1                      Gen - Recyclables Collection and Loading Area                      Not Satisfied

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/façade, construction materials and signage. The plot

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1            Gen - Recyclables Collection and Loading Area (cont.)            Not Satisfied  
plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2            Gen - Waste Recycling Plan            Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-USE - BMP GPS COORDINATES            Not Satisfied

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.

090 - BS-Grade. 2            0090-BS-Grade-USE - BMP REGISTRATION            Not Satisfied

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.

090 - BS-Grade. 3            0090-BS-Grade-USE - PRECISE GRDG APPROVAL            Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
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.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

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

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

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.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Satisfied

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.

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

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.

BS-Plan Check

090 - BS-Plan Check. 1                      0090-BS-Plan Check-BP\*FEMA FORM APPRVL REQUIRED                      Not Satisfied

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

E Health

090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied

Environmental Health Clearance prior to final inspection.

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING                      Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on

Plan: PP26221

Parcel: 727193041

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                          0090-Planning-USE - ACCESSIBLE PARKING (cont.)                          Not Satisfied

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

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

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

090 - Planning. 2                          0090-Planning-USE - COLOR/FINISH COMPLIANCE                          Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3                          0090-Planning-USE - INSTALL BIKE RACKS                          Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 4                          0090-Planning-USE - PARKING PAVING MATERIAL                          Not Satisfied

A minimum of 43 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5                          0090-Planning-USE - ROOF EQUIPMENT SHIELDING                          Not Satisfied

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

090 - Planning. 6                          0090-Planning-USE - UTILITIES UNDERGROUND                          Not Satisfied

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

090 - Planning. 7                          Gen - Loading Space                          Not Satisfied

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

090 - Planning. 8                          Gen - Ord. 875 CVMSHCP Fee                          Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 26221 is calculated to be 1.00 acres.

Plan: PP26221

Parcel: 727193041

90. Prior to Building Final Inspection

Planning

090 - Planning. 8                      Gen - Ord. 875 CVMSHCP Fee (cont.)                      Not Satisfied

090 - Planning. 9                      Gen - Ord. No. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26221 has been calculated to be 1.00 acres.

090 - Planning. 10                      Gen - Trash Enclosure                      Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - DRAINAGE EASEMENT                      Not Satisfied

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

090 - Transportation. 2                      0090-Transportation-USE - DRIVEWAY(S)                      Not Satisfied

The driveway(s) along 2nd Street and Date Palm Street shall be designed and constructed in accordance with County Standard No. 207A and as approved by the Transportation Department.

Any existing driveway between proposed driveway on 2nd Street westerly to Date Palm Street shall be removed and closed off by placing full height curb and sidewalk.

090 - Transportation. 3                      0090-Transportation-USE - EXISTING CURB & GUTTER                      Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on 2nd Street and Date Palm Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveway(s) shall be constructed in accordance with County Standard No. 207A.
2. Any existing driveway between proposed driveway on 2nd Street westerly to Date Palm Street shall be removed and closed off by placing full height curb and sidewalk.

Plan: PP26221

Parcel: 727193041

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3                      0090-Transportation-USE - EXISTING CURB & GUTTER (cont.)                      Not Satisfied

090 - Transportation. 4                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 5                      0090-Transportation-USE - LC LNDSCP INSPECT DEPOST                      Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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

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

090 - Transportation. 7                      0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS                      Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 8                      WQMP COMPLETION                      Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 9                      WQMP REGISTRATION                      Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation



Plan: PP26221

Parcel: 727193041

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9                      WQMP REGISTRATION (cont.)                      Not Satisfied  
Department's Business Registration Division.

Waste Resources

090 - Waste Resources. 1                      Gen - Recyclables Collection and Loading Area Inspection                      Not Satisfied

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

090 - Waste Resources. 2                      Gen - Waste Reporting Form and Receipts                      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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.



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

March 6, 2017

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

Dear Mr. Weiss:

Subject: Plot Plan, Family Dollar Retail Store, Mecca, APN 727-193-041

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

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

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

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

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.



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

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

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

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

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

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

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

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

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

Cosbey Watson Jr.  
Rich Development Enterprises, LLC  
500 S. Sepulveda Blvd., Suite 304  
Manhattan Beach, CA 90266

RM: jl/eng/ds/2017mar/DRL PZ 17-7854 Family Dollar Store.docx

File: 0163.1, 0421.1, 0721.1, 1150.09  
Geo: 070908-3  
PZ: 17-7854



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 26221** - EA43006 – Applicant: FD Partners LLC – Representative: Cosby Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: South of 2nd Street, East of Date Palm Street – 1.0 Gross Acres - Zoning: Scenic-Highway Commercial (C-P-S) –

**REQUEST:** Plot Plan proposes 8,352 square foot retail building up to 31 feet in height with 43 parking spaces, trash enclosure, and drainage area. The site plan also contains an existing approximate 1,600 square foot U.S. Post Office Building located within APN 727-193-028. APN's: 727-193-027, 727-193-028, and 727-193-041. Related Case: CPM00928.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rivco.org](mailto:Jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

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



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26221** - EA43006 – Applicant: FD Partners LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: South of 2nd Street, East of Date Palm Street – 1.0 Gross Acres - Zoning: Scenic-Highway Commercial (C-P-S) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**PLOT PLAN NO. 26221** - EA43006 – Applicant: FD Partners LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: South of 2nd Street, East of Date Palm Street – 1.0 Gross Acres - Zoning: Scenic-Highway Commercial (C-P-S) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 7, 2017

Morongo Cultural Heritage Program  
Ray Huaute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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

**Project Description:**

**PLOT PLAN NO. 26221** - EA43006 – Applicant: FD Partners LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: South of 2nd Street, East of Date Palm Street – 1.0 Gross Acres - Zoning: Scenic-Highway Commercial (C-P-S) –

**REQUEST:** Plot Plan proposes 8,352 square foot retail building up to 31 feet in height with 43 parking spaces, trash enclosure, and drainage area. The site plan also contains an existing approximate 1,600 square foot U.S. Post Office Building located within APN 727-193-028. APN's: 727-193-027, 727-193-028, and 727-193-041. Related Case: CPM00928.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rivco.org](mailto:Jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request before July 7, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

June 7, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26221, EA43006)**

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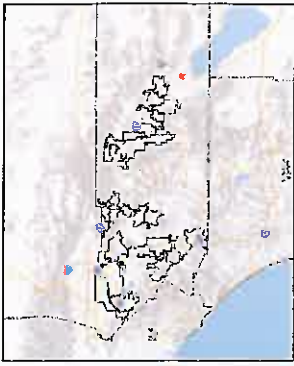
Sincerely,

PLANNING DEPARTMENT
















Heather Thomson, Archaeologist

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PP26221



**Legend**

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

**Notes**

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



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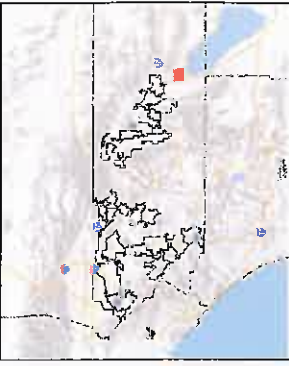
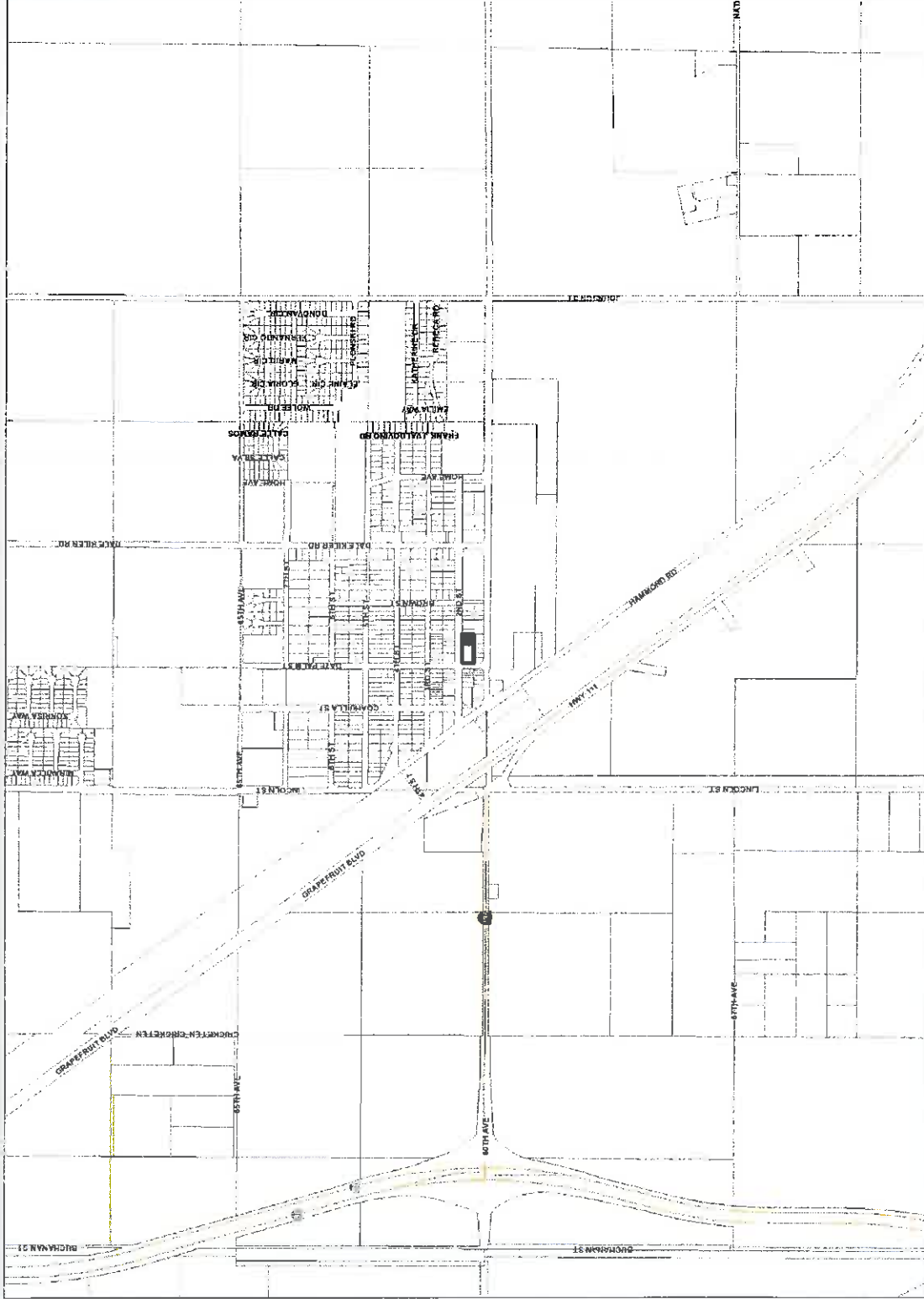
266 Feet



REPORT PRINTED ON... 6/7/2017 2:07:34 PM

© Riverside County RCIT GIS

PP26221



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

**Notes**

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0 2,000 4,000 Feet



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# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-015

June 26, 2017

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: PP26221, AB-52 Response**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26221 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*At this time ACBCI defers to the Cabazon Band of Mission Indians. This letter shall conclude our consultation efforts.

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

Cordially,

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



## TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

January 24, 2018

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

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP26221, EA43006)**

Dear Ms. Thomson:

This letter is in regards to continued consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for PP26221 and EA43006 (Mecca Family Dollar Project). As stated in our letter sent June 8, 2017, the Tribal Historic Preservation Office (THPO) was not aware of any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the THPO was aware of historic resources in the vicinity of the project area and noted that the project was within the Chemehuevi Traditional Use Area (TUA). While the surface of the project exhibits disturbance that may not warrant an additional survey, the project's location within the Chemehuevi (TUA) and known cultural resources increase the possibility of significant impacts to cultural resources that concern the Tribe.

After review of the Records Search conducted for the project, the THPO concurs with the Conditions of Approval CUL -1 (Native American Monitor), CUL-2 (Project Archaeologist), and CUL-3 (Phase IV Report). Avoidance, if feasible, would negate adverse effects on the project. The Tribe requests that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities of the project (CUL-1). Additionally, the THPO requests to be involved in the implementation of a Cultural Resource Monitoring Program (CUL-2).

The Tribe and THPO look forward to continuing working with Riverside County on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Madrigal, Jr.", is written over a light blue horizontal line.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

June 8, 2017

**CERTIFIED MAIL # 7014 2870 0001 7379 0712**  
**RETURN RECEIPT REQUESTED**

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

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP26221, EA43006)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PP26221 and EA43006. The Tribal Historic Preservation Office (THPO) is aware of a Built Environment Resource (Southern Pacific Railroad) located less than .25 miles from the project area. The THPO is not aware of any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is located less than 10 miles from a culturally sensitive area and within the Chemehuevi Traditional Use Area. For these reasons, the project may have the possibility of significant impacts to cultural resources that concern the Tribe.

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

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Tribal Historic Preservation Officer

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

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT  
77-588 El Duna Ct., Suite H  
Palm Desert, CA 92211**

DATE: May 1, 2017

**TO:**

Riv. Co. Transportation Dept. (Palm Desert)  
Riv. Co. Env. Health Dept. (Palm Desert)  
Riv. Co. Public Health Dept. (Indio)  
Riv. Co. Fire Department (Palm Desert)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 4th District  
Planning Commissioner: 4th District-Sanchez  
Economic Development Agency (EDA)  
Mecca North Shore Community Council  
Coachella Valley Water District (CWWD)

**PLOT PLAN NO. 26221 - EA43006 – Applicant: FD Partners LLC – Representative: Cosby Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) - Location: South of 2nd Street, East of Date Palm Street – 1.0 Gross Acres - Zoning: Scenic-Highway Commercial (C-P-S) - **REQUEST:** Plot Plan proposes 8,352 square foot retail building up to 31 feet in height with 43 parking spaces, trash enclosure, and drainage area. The site plan also contains an existing approximate 1,200 square foot U.S. Post Office Building located within APN 727-193-028. APN's: 727-193-027, 727-193-028, and 727-193-041. Related Case: CPM00928. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) **BBID: 774-777-620 UPROJ CASE: PP26221****

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on May 11, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to Jay Olivas, Project Planner at (760) 863-7050 or e-mail at [jolivas@rivco.org](mailto:jolivas@rivco.org) / MAILSTOP #: 4035

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and FD Partners, LLC, a California Limited Liability Company, (“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 727-193-041, 727-193-028, and 727-193-027 (“PROPERTY”); and,

**WHEREAS**, PROPERTY OWNER is currently in escrow to purchase the PROPERTY from Successor Agency to the Redevelopment Agency for the County of Riverside; and

**WHEREAS**, on March 15, 2017 PROPERTY OWNER filed an application for Plot Plan 26221 (“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:  
FD Partners, LLC  
Attn: Cosbey Watson  
500 S. Sepulveda Blvd., Suite 304  
Manhattan Beach, CA 90266

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

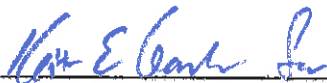


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.


COUNTY:  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 5/25/18

FORM APPROVED COUNTY COUNSEL  
BY:  11/1/17  
~~MELISSA R. GUSHMAN~~ DATE

PROPERTY OWNER:  
FD Partners, LLC, a California Limited Liability Company

By:   
Joseph W. Rich  
Manager

Dated: 10.30.2017



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT



## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PP 26221

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: FD Partners, LLC

Contact Person: Cosbey Watson E-Mail: cwatson@richdevelopment.com

Mailing Address: 500 S. Sepulveda Blvd. Suite 304

Manhattan Beach <sup>Street</sup> CA 90266  
<sub>City State ZIP</sub>

Daytime Phone No: (424) 277-8024 Fax No: ( )

Engineer/Representative Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
<sub>Street</sub>

\_\_\_\_\_  
<sub>City State ZIP</sub>

Daytime Phone No: ( ) Fax No: ( )

Property Owner Name: Successor Agency to the Redevelopment Agency to the County of Riverside

Contact Person: Yolanda King E-Mail: yking@rivcoeda.org

Mailing Address: 3403 Tenth St. Suite 400

Riverside <sup>Street</sup> CA 92501  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 955-6656 Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**


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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Yolanda King  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

  
\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 727-196-041, 028, 027

Approximate Gross Acreage: .058

General location (nearby or cross streets): North of 66th Avenue, South of 2nd Street, East of Date Palm, West of Brown Street

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Development of a 8,352 SF Family Dollar retail store with site improvements.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): S-P-S zone

Number of existing lots: 3

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

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

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8352	30'-9"	1	Family Dollar Retail Store
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

Is this an application for a development permit? Yes  No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) Cosbey Watson Date 2/6/17  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

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. 26221 – Intent to Adopt a Negative Declaration** – EA43006 – Owner/Applicant: FD Partners, LLC – Representative: Cosbey Watson – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Southerly of 2<sup>nd</sup> Street, easterly of Date Palm Street, and westerly of Brown Street at the southeast corner of 2<sup>nd</sup> Street and Date Palm Street – 1.0 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 26221 proposes an 8,352 sq. ft. single-story retail commercial building up to 32-feet in height with approximately 43-parking spaces, trash enclosure, and drainage features. The 1.0 gross acre project area for Plot Plan No. 26221 also contains an existing 1,670 sq. ft. U.S. Post Office Building up to approximately 12-feet in height with approximately 14-parking spaces located within Assessor's Parcel Number (APN) 727-193-028. The overall project area consists of three (3) APN's including APNs 727-193-027, 727-193-028, and 727-193-041.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JUNE 4, 2018**  
PLACE OF HEARING: PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

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

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

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 28, 2018,

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

APN (s) or case numbers PP26221 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

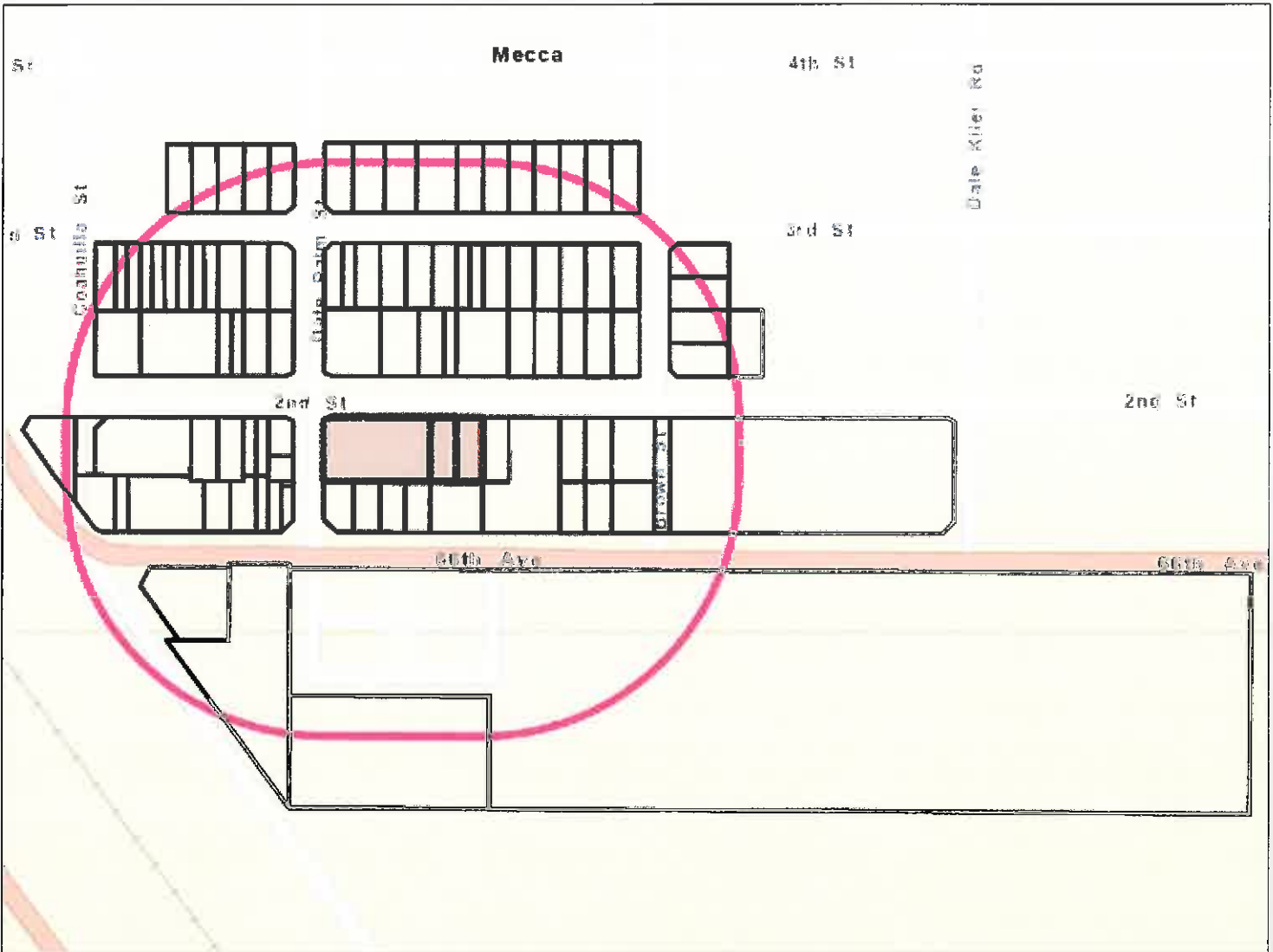
Riverside, Ca. 92502

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



# Riverside County GIS

## PP26221 ( 600 feet buffer )



- Legend**
- County Boundary
  - Cities
  - World Street Map

### Notes



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

REPORT PRINTED ON... 3/28/2018 12:09:21 PM

© Riverside County RCIT

727184024  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANE M PARKS  
3525 14TH ST  
RIVERSIDE CA 92501

727184009  
MY DESERT PROP  
C/O C/O MICHAEL LINARES  
72877 DINAH SHORE NO 103  
RANCHO MIRAGE CA 92270

727184008  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184033  
REDEVELOPMENT AGENCY CITY OF RIVERSIDE  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182043  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727182049  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727272030  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727166028  
REYNALDO HERNANDEZ  
91218 3RD ST  
MECCA CA. 92254

727166035  
MANUEL RODRIGUEZ  
LUZ E RODRIGUEZ  
P O BOX 1092  
MECCA CA 92254

727166027  
BERTHA MURILLO  
FERNANDO MURILLO  
RODOLFO MURILLO  
  
P O BOX 834  
MECCA CA 92254

727166030  
ISMAEL G LUA  
GLORIA C LUA  
P O BOX 742  
MECCA CA 92254

727166029  
J GUADALUPE AGUILAR RODRIGUEZ  
EVANGELINA AVILA GUTIERREZ  
PO BOX 3006  
MECCA CA 92254

727173053  
SILVIANO TRUJILLO  
ANA BERTHA BRAVO  
MARIA CONCEPCION  
  
P O BOX 192  
MECCA CA 92254

727272031  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE ASSISTANT DIRECTOR  
P O BOX 1180  
RIVERSIDE CA 92502

727272034  
CARLOS VIEYRA  
P O BOX 788  
MECCA CA 92254

727272007  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

727173044  
MARCO LEAL ESGUERRA  
P O BOX 572  
MECCA CA 92254

727173043  
NICOLAS T ZAMUDIO  
MARIA GUADALUPE ZAMUDIO  
P O BOX 702  
MECCA CA 92254

727173045  
ROBERT J LEWIS  
LUCIA P LEWIS  
P O BOX 1112  
MECCA CA 92254

727173047  
SALVADOR HERNANDEZ  
MARIA HERNANDEZ  
P O BOX 852  
MECCA CA 92254

727173049  
MARTHA M GARCIA  
NATALIE GARCIA  
JOSE G GARCIA  
C/O DANIEL GARCIA  
P O BOX 1036  
MECCA CA 92254

727173048  
EDWARD G LUNA  
MARIA DIANA HOLMES  
E G LUNA  
C/O MARIA DIANA HOLMES  
61070 YUCCA RD  
MTN CENTER CA 92561

727173042  
ROSALVA ZAMUDIO  
JOSE MADUENA  
P O BOX 702  
MECCA CA 92254

727173050  
BRENDA VASQUEZ  
ANTONIO VASQUEZ  
ALEJANDRO VASQUEZ

P O BOX 202  
MECCA CA 92254

727173041  
EMMA A RODRIGUEZ  
ANGEL H RODRIGUEZ  
RODRIGO RODRIGUEZ

727173046  
SALVADOR HERNANDEZ  
P O BOX 852  
MECCA CA 92254

P O BOX 958  
MECCA CA 92254

727193041  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727182047  
ANDRES REYES  
P O BOX 842  
MECCA CA 92254

727191049  
BLANCHE E SANCHEZ  
C/O C/O YLARIO M SANCHEZ  
P O BOX 1027  
INDIO CA 92202

727191032  
RIGOBERTO SERRATO  
GUILLERMINA VASQUEZ SERRATO  
P O BOX 206  
MECCA CA 92254

727194003  
DESERT ALLIANCE FOR COMMUNITY  
53990 ENTERPRISE WAY STE 1  
COACHELLA CA 92236

727193036  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193013  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727184021  
STEVEN EASTVOLD HOLIAN  
163 BRIGGS RANCH DR  
FOLSOM CA 95630

727184035  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727184030  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727193047  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182050  
VALDOVINO FELICIANA V ESTATE OF  
C/O C/O FRNAK VALDOVINO  
P O BOX 666  
MECCA CA 92254

727184011  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727191048  
JOSE R SANTILLANES  
OFELIA M SANTILLANES  
P O BOX 324  
MECCA CA 92254

727184038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191039  
AARON RUBIO  
PO BOX 1698  
MECCA CA 92254

727182036  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727192009  
MIGUEL MOJARRAS  
ELSA SALAZAR  
JOSE TAPIA

65840 BROWN ST  
MECCA CA. 92254

727182034  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184036  
COUNTY OF RIVERSIDE  
C/O C/O MONICA TIAXCALA  
3403 10TH ST STE 400  
RIVERSIDE CA 92501

727182035  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191031  
OSCAR LOPEZ VILLALON  
P O BOX 1661  
MECCA CA 92254

727191058  
JOSE L MENDEZ  
91326 2ND ST  
MECCA CA. 92254

727192011  
ALFRED GALINDO  
MARTHA GALINDO  
P O BOX 816  
MECCA CA 92254

727182040  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184031  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193046  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727193040  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727191042  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727182033  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184037  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL POP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

727182032  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184032  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727182039  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182037  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727191041  
MAXIMILIANO P ORTIZ  
P O BOX 1514  
MECCA CA 92254

727191044  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727192008  
ENRIQUE VIZCARRA  
VERONICA V RODAS  
C/O C/O EMMANUEL VIZCARRA  
6572 STEVEN WAY  
SAN BERNARDINO CA 92407

727191030  
REBECCA NORTON  
43061 FIORE ST  
INDIO CA 92203

727191038  
ANSELMO BRAVO  
P O BOX 1506  
MECCA CA 92254

727182048  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727182041  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727182046  
DAVID Z HERNANDEZ  
P O BOX 883  
MECCA CA 92254

727184028  
DAMASOJ INC  
91193 2ND ST  
MECCA CA. 92254

727191036  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191047  
JOSE BAUTISTA  
MARIA BAUTISTA  
P O BOX 777  
MECCA CA 92254

727191034  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727192007  
ELMER P JOHNSON  
MARIA E JOHNSON  
P O BOX 872  
MECCA CA 92254

727191046  
JOSE G BAUTISTA  
MARIA T BAUTISTA  
P O BOX 777  
MECCA CA 92254

727182038  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727184034  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727191043  
GRISELDA LOPEZ  
P O BOX 212  
MECCA CA 92254

727182042  
WERCLEYN AGUILAR FLORES  
ORALIA AGUILAR  
53891 AMETHYST CT  
COACHELLA CA 92236

727191050  
JERRY L SALSBUY  
ROSA H SALSBUY  
P O BOX 537  
MECCA CA 92254

727193010  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727192010  
ELFIDA GONZALEZ  
P O BOX 1058  
MECCA CA 92254

727191040  
MARIA ALBERTA ALEJOS  
P O BOX 632  
MECCA CA 92254

727184010  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727191061  
MARTIN Z HERNANDEZ  
EVELIA C GARCIA  
PO BOX 475  
MECCA CA 92254

727182031  
ABESUD HALUM  
49849 HARRISON ST  
COACHELLA CA 92236

727193028  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727191062  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191035  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727191033  
JOSE L MENDEZ  
VIRGINIA S MENDEZ  
P O BOX 832  
MECCA CA 92254

727194002  
DESERT ALLIANCE FOR COMMUNITY  
53990 ENTERPRISE WAY STE 1  
COACHELLA CA 92236

727193044  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193043  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193038  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727193045  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

727193027  
FAMILY DOLLAR INC  
FD PARTNERS  
C/O C/O REAL ESTATE LEGAL DEPT  
P O BOX 1017  
CHARLOTTE NC 28201

727191057  
GENERAL TELEPHONE CO OF CALIF  
C/O C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

727193042  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502



727193012  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727193037  
COUNTY OF RIVERSIDE  
C/O C/O ASSISTANT DIRECTOR/REAL ESTATE  
P O BOX 1180  
RIVERSIDE CA 92502

727191060  
FERNANDO GONZALEZ  
ALICIA GONZALEZ  
84826 58TH AVE  
THERMAL CA 92274

727184040  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

727184039  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O JANET M PARKS  
P O BOX 1180  
RIVERSIDE CA 92502

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 26221

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: May 7, 2018

Applicant/Project Sponsor: FD Partners, LLC Date Submitted: 3/15/2017

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Revised: 03/28/18

Y:\Planning Case Files-Riverside office\PP26221\DH Docs\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA43006 ZCFG06375

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

TO:  Office of Planning and Research (OPR)  
P. O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA43006 PLOT PLAN NO. 26221

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

FD Partners, LLC  
*Project Applicant*

500 S Supelveda Blvd. Ste. 304 Manhattan Beach, CA 90266  
*Address*

South of 2<sup>nd</sup> Street, east of Date Palm Street.  
*Project Location*

Plot Plan No. 26221 consists of an 8,352 square-foot commercial building for retail uses such as, but not limited to, groceries, hardware, and clothing sales at a maximum building height of 32 feet with a 43 space parking lot located on 1.0 acre site with existing 1,670 square foot post office building.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 4, 2018, 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 reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

June 20, 2017  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 3/28/2018  
Y:\Planning Case Files-Riverside office\PP26221\DH Docs\NOD Form.docx

Please charge deposit fee case#: ZEA43006

ZCFG06375

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1700751

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: FD PARTNERS LLC \$50.00  
paid by: AE 282328  
paid towards: CFG06375 CALIF FISH & GAME: DOC FEE  
CFG FOR EA43006  
at parcel #: 91279 2ND ST MECC  
appl type: CFG3

By \_\_\_\_\_ Mar 15, 2017 15:30  
JAGUILER posting date Mar 15, 2017

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1711463

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: FD PARTNERS LLC \$2,216.25  
paid by: CK 001393  
paid towards: CFG06375 CALIF FISH & GAME: DOC FEE  
CFG FOR EA43006  
at parcel #: 91279 2ND ST MECC  
appl type: CFG3

By \_\_\_\_\_ Aug 22, 2017 15:44  
MGARDNER posting date Aug 22, 2017

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

4.1

Director's Hearing: June 4, 2018

## PROPOSED PROJECT

**Case Number(s):** CUP 180001 & PUP 180001

**Applicant(s):** IP Athos, LLC

**EIR**

**Area Plan:** Desert Center

**Representative(s):** Aspen  
Environmental Group

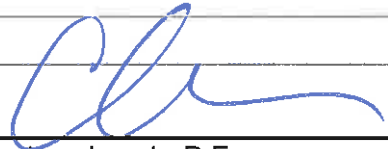
**Zoning Area/District:** Chuckawalla Area

**Supervisory District:** Fourth District

**Project Planner:** Kevin White

**Project APN(s):** 807-191-004 etc. \*\*65 parcels total\*

**Continued From:**

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (CEQA) Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report (EIR) for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Assistant TLMA Director or his or her designee, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the identification of issues that should be addressed in the EIR. The Scoping Session is not a public hearing on the merits of the proposed project, and no action on the project will be taken. Additionally, the public will be asked to limit their testimony to identifying issues regarding the project's potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final EIR, prior to the formal public hearing on the proposed project.

The NOP period began on May 11, 2018 and will run for thirty (30) consecutive days, which is scheduled to conclude on June 11, 2018.

Conditional Use Permit No. 180001 proposes to construct, operate, and decommission the Athos Renewable Energy Project, which includes a large scale solar photovoltaic (PV) electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The proposed Project would be located on approximately 3,400 acres across 7 non-contiguous groups of parcels northeast of the community of Desert Center.

Public Use Permit No. 180001 is proposed to construct an 11-mile-long 220 kV gen-tie transmission line to connect the 7 non-contiguous groups of parcels and the SCE Red Bluff Substation.

The project site is located east and west of Rice Road approximately 4 miles north of Interstate 10, and both south and west of Desert Center Airport.

**PROJECT RECOMMENDATION**

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Rural (OS-R)
East:	Open Space: Rural (OS-R) Agriculture: Agriculture (Ag:Ag)
South:	Open Space: Rural (OS-R)
West:	Open Space: Rural (OS-R)
Existing Zoning Classification:	Controlled Development Areas (W-2-10) Natural Assets (N/A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Area (W-2-5)
East:	Controlled Development Areas (W-2-10) Natural Assets (N/A)
South:	Controlled Development Areas (W-2-10) Natural Assets (N/A)
West:	Controlled Development Areas (W-2-10) Natural Assets (N/A)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant – Desert Center Airport

	South: Vacant
	East: Vacant
	West: Vacant

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3400 Acres	N/A
Proposed Building Area (SQFT):	3,000	N/A
Building Height (FT):	15	50

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	YES – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Desert Center Airport



**PROJECT LOCATION MAP**

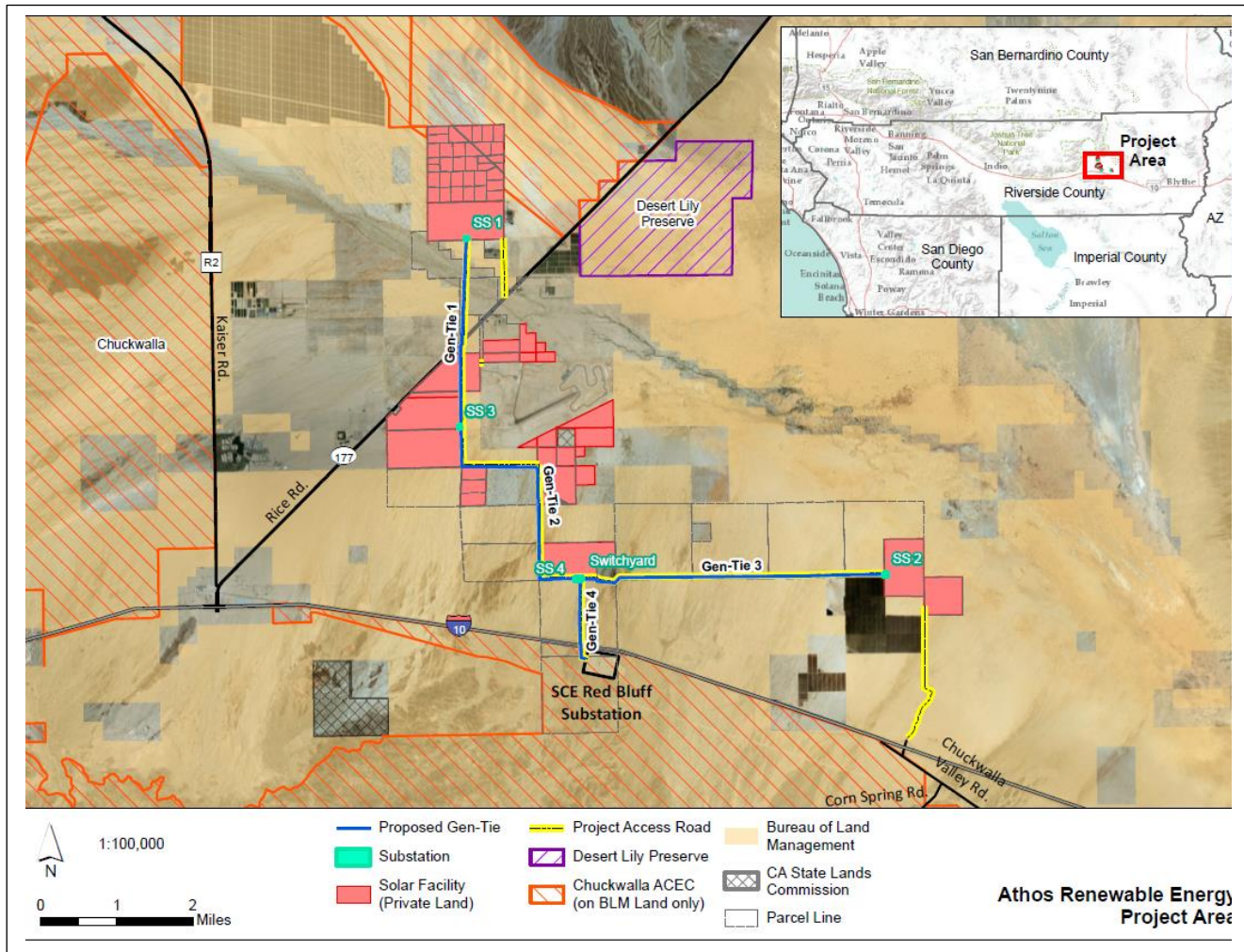


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The Project would consist of solar fields, inverters, powerlines, 4 substations, a 3,000 square foot O&M Building, access roads, telecommunications facilities, and related equipment. The facility would generate and provide storage for 500 megawatts (MW) of renewable energy using PV technology. The power produced by the Project would be conveyed to the statewide power grid via interconnection to the SCE Red Bluff Substation, an existing substation located south of I-10 and approximately 1.1 miles south of the Project area. As part of the Project, the applicant is also seeking to vacate interior roadways and merge contiguous project parcels. Roads along the project perimeter on the solar facility lands would remain dedicated public access.

**Probable environmental effects of the project:** *The Environmental Impact Report (EIR) shall address the potential significant impacts of the proposed Athos Renewable Energy Project. As a result, the probable environmental impacts that will be analyzed as part of the EIR include:*

Aesthetics/Visual Resources/Reflection	Agricultural Resources
Air Quality	Biological Resources
Cultural Resources and Paleontological Resources	Geology and Soils
Greenhouse Gas Emissions	Hazards and Hazardous Materials
Hydrology and Water Quality	Land Use and Planning
Noise	Population and Housing / Socioeconomics
Traffic and Transportation	

The EIR will include all topical areas of content required by CEQA, including cumulative impacts, alternatives to the proposed Project, and growth-inducing impacts. For each resource topic, environmental impacts relating to construction, operations, and decommissioning phases of the Project will be identified. However, the level of analysis to be included may vary based on the complexity of the issues, public and agency input to the NOP, and/or refinements to the Project description that may occur subsequent to the publication of the NOP. For impacts that are significant, mitigation measures will be proposed to alleviate or avoid the significant impact(s).

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

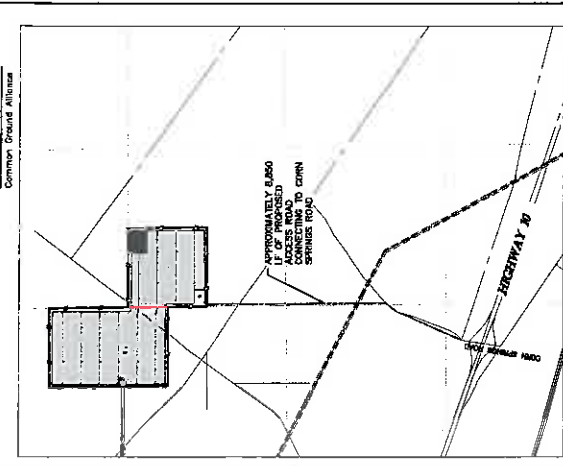
Per CEQA, an EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by public agencies prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

## PUBLIC HEARING NOTIFICATION AND OUTREACH

Notice of Preparation notices were mailed to property owners within 1500 feet of the proposed project site, and to public agencies, organizations, and local public libraries, as well as posted on the County of Riverside Planning Department's website. As of the writing of this report Planning Staff has/has not received written communication/phone calls.

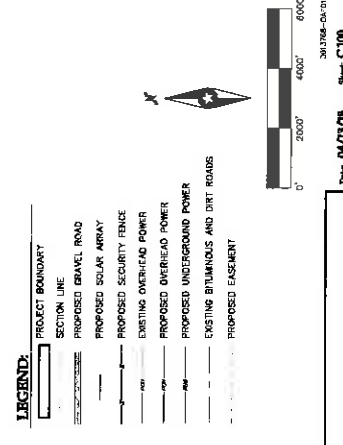
Call 48 hours before digging:  
**511 or callBILT.com**  
 Common Ground Alliance



Item	Quantity
Security Fence Length	181,500 LF
20' Access Road Centerline Length	181,500 LF
15' Internal Road Centerline Length	182,500 LF
Silt Fence Length	72,000 LF
24' Spill Pits	20 EA

Work	Quantity	Unit
Silt Spoils	0.00	CY
Total	0.00	CY



Date: 04/29/26 Sheet: C100  
**Athos Solar**  
 Riverside County, CA

# Athos Solar Project

## 500 MW

### Riverside County, California

#### Conditional Use Permit Site Plan

**PROJECT DESCRIPTION**  
 SINGLE AXIS TRACKER SOLAR ARRAY PROJECT, APPROXIMATELY 3,850 ACRES, INCLUDING 3,250 ACRES OF PRIVATE LAND.

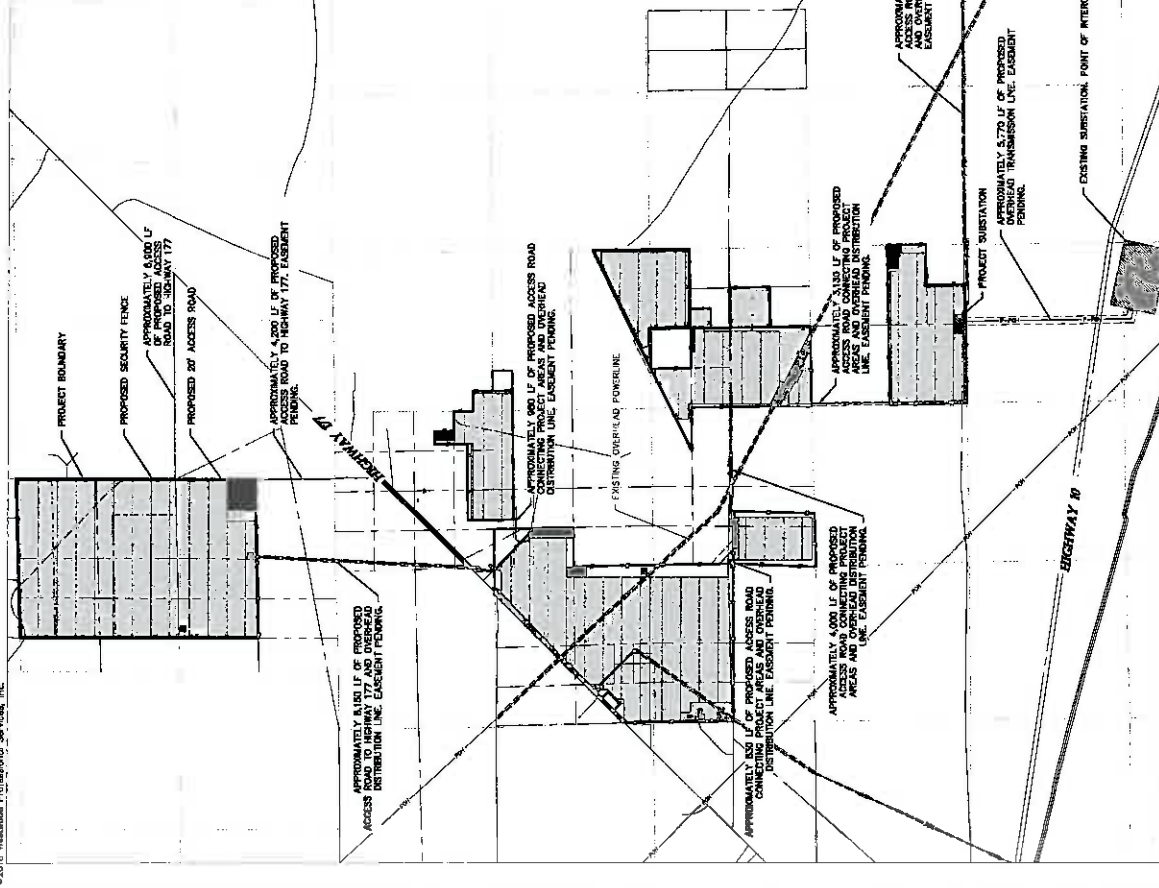
**PROJECT LOCATION**  
 LATITUDE: 33° 47' 43.08"  
 LONGITUDE: 116° 29' 58.41"

**LEGAL DESCRIPTION**  
 SEE PARCEL CONSISTENTS MAP FOR LEGAL DESCRIPTION

**PROJECT COORDINATE SYSTEM**  
 NAD 83 CALIFORNIA STATE PLANE ZONE 14, UTM

**BASIS OF ELEVATION**  
 CONTOURS SHOWN WERE GENERATED FROM AVAILABLE PUBLIC DATA

- GENERAL NOTES**
- DETAIL OF PROPOSED FACILITIES AND STRUCTURES SHOWN ON SITE.
  - INGRESS AND EGRESS, LANDSCAPE, DRAINAGE AREAS, SURFACE WATER FLOWS, FOR EACH PORTION OF SITE SHOWN ON SHEETS.
  - CONSTRUCTION LANDSCAPE AT PRIMARY SITE INGRESS/EGRESS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. EXISTING HOUSING, FENCING, AND CHANNELS, INCLUDING CONTRIBUTION FROM DRAINAGE FACILITIES, SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
  - PRIMARY GATES TO BE DESIGNED FOR ACCESS BY EMERGENCY SERVICES. FINAL DESIGN TO BE DONE IN CONSULTATION WITH COUNTY OFFICIALS.
  - EXISTING CONDITIONS SHOWN ON SHEETS C200 - C207 OF SITE PLAN. INTENTION OF CUT AND FILL QUANTITIES AND CONSTRUCTION WITH THE EXISTING CONDITIONS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
  - NO BRUSH SHALL BE INCLUDED.
  - NO PERSONAL STRIPING SHALL BE INCLUDED.
  - SEE THE PARCEL CONSISTENTS MAP AND PARCEL DESCRIPTION FOR PARCEL DIMENSIONS, COMPLETE LEGAL DESCRIPTION, LOCATIONS OF ADJOINING PROPERTIES AND EASEMENTS OF RECORD.
  - TECHNICAL PROJECT TO BE 15'-000'.
  - CHANGE ACCORDING TO BEING PREPARED. PLAN AND CIVIL DESIGN MAY BE SUBJECT TO CHANGE.
  - CORRAL/FARM FENCING WILL BE USED IN LIEU OF CHAINLINK FENCING ON SHEET C200.
  - EQUIPMENT FOUNDATIONS MUST BE DESIGNED TO MAINTAIN 1' OF CLEARANCE FROM ALL EXISTING AND PROPOSED FOUNDATIONS.
  - NO PROJECT PARCEL HAS BEEN IDENTIFIED FOR INCLUSION IN THE AGRICULTURAL PRESERVE PROGRAM BASED ON A REVIEW OF CURRENT TITLE COMMITMENTS.



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Prepared for:  
**IP Athos, LLC**  
 543 MARCE STREET  
 SAN FRANCISCO, CA 94104-1500  
 (415) 675-1500

Scale: As Shown  
 Date: 04/29/26  
 Drawn: [Name]  
 Checked: [Name]  
 Project: Athos Solar Project

**Westwood**  
 1000 Westwood Drive, Suite 200  
 San Francisco, CA 94104  
 (415) 675-1500  
 www.westwoodcs.com



Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Notice of Preparation of a Draft Environmental Impact Report

**Date:** May 9, 2018

**To:** Responsible and Trustee Agencies, Interested Organizations, and Individuals.

**Project Title/Case No.:** Athos Renewable Energy Project – Draft Environmental Impact Report Conditional Use Permit No. 180001/Public Use Permit No. 180001

**Project Location:** The Athos Renewable Energy Project is located in Riverside County, north of Interstate 10 (I-10) and approximately 4 miles east and northeast of the Desert Center Community. The Project consists of 65 parcels on private land, the APNs of which are listed on the attached sheet titled “Assessor’s Parcels for the Athos Renewable Energy Project.” A 220 kilovolt (kV) generation tie (gen-tie) transmission line would be located both north and south of the I-10 freeway to connect the facility into the existing Southern California Edison (SCE) Red Bluff 500/220 kV Substation. The solar facility site is located within the County of Riverside’s jurisdiction. The 220 kV gen-tie line would traverse mainly BLM-administered public lands.

**Project Description:** IP Athos, LLC (“Applicant”), a subsidiary of Intersect Power, proposes to construct, operate, and decommission the Athos Renewable Energy Project, which includes a large scale solar photovoltaic (PV) electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The proposed Project, a PV solar power plant and 11-mile-long 220 kV gen-tie transmission line, would be located on approximately 3,400 acres across 7 non-contiguous groups of parcels northeast of the community of Desert Center. The Project would consist of a solar fields, inverters, powerlines, 4 substations, an O&M Building, access roads, telecommunications facilities, and related equipment. The facility would generate and provide storage for 500 megawatts (MW) of renewable energy using PV technology. The power produced by the Project would be conveyed to the statewide power grid via interconnection to the SCE Red Bluff Substation, an existing substation located south of I-10 and approximately 1.1 miles south of the Project area. As part of the Project, the applicant is also seeking to vacate interior roadways and merge contiguous project parcels. Roads along the project perimeter on the solar facility lands would remain dedicated public access.

**Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but not later than thirty (30) days after receiving this notice.**

**Probable Environmental effects of the project:** *The County of Riverside has determined that an Environmental Impact Report (EIR) shall be prepared to address the potential significant impacts of the proposed Athos Renewable Energy Project. As a result, the probable environmental impacts that will be analyzed as part of the EIR include:*

- |   |  |
|---|--|
| <b>Aesthetics/Visual Resources/Reflection</b>           | <b>Agricultural Resources</b>                  |
| <b>Air Quality</b>                                      | <b>Biological Resources</b>                    |
| <b>Cultural Resources and Paleontological Resources</b> | <b>Geology and Soils</b>                       |
| <b>Greenhouse Gas Emissions</b>                         | <b>Hazards and Hazardous Materials</b>         |
| <b>Hydrology and Water Quality</b>                      | <b>Land Use and Planning</b>                   |
| <b>Noise</b>  | <b>Population and Housing / Socioeconomics</b> |
| <b>Traffic and Transportation</b>                       |  |

*The EIR will include all topical areas of content required by the California Environmental Quality Act (CEQA), including cumulative impacts, alternatives to the proposed Project, and growth-inducing impacts. For each resource topic, environmental impacts relating to construction, operations, and decommissioning phases of the Project will be identified. However, the level of analysis to be included may vary based on the complexity of the issues, public and agency input to this Notice of Preparation (NOP), and/or refinements to the Project description that may occur subsequent to the publication of this NOP. For impacts that are significant, mitigation measures will be proposed to alleviate or avoid the significant impact(s).*

**LEAD AGENCY:**  
 Riverside County Planning Department  
 Attn: Kevin White, Project Planner  
 4080 Lemon Street, 12th Floor/P.O. Box 1409  
 Riverside, CA 92502-1409

**PROJECT SPONSOR:**  
 Applicant: IP Athos, LLC  
 548 Market Street # 68743  
 San Francisco, CA 94104-5401

**PUBLIC SCOPING MEETING**

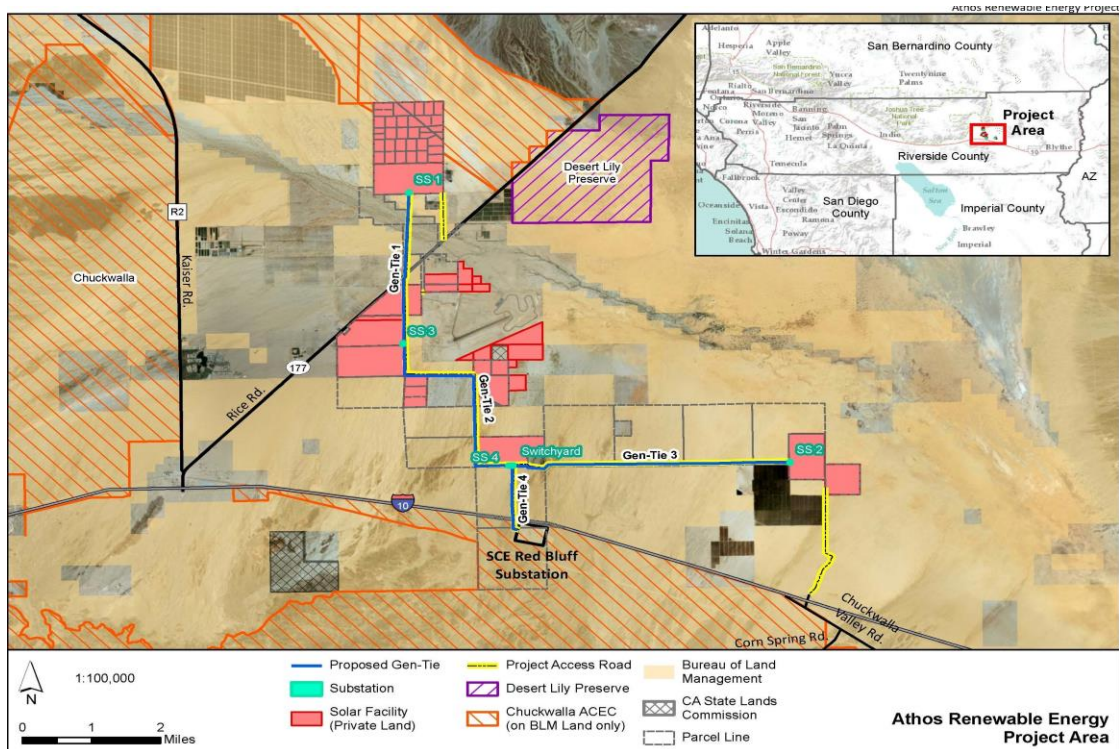
Because the Project meets the CEQA Guidelines §15206 definition of a project having statewide, regional, or area-wide significance, the County of Riverside will hold a scoping meeting as specified in CEQA Guidelines §15082. The scoping meeting will be held at:

County of Riverside - Desert Office  
 77-588 El Duna Ct., Suite H  
 Palm Desert, CA 92211  
**June 4, 2018 at 1:30 p.m.**

If you have any questions, please contact Kevin White at (951) 955-1417 or by email at [KEWhite@rivco.org](mailto:KEWhite@rivco.org).

Assessor's Parcels for the Athos Renewable Energy Project.

Assessor's Parcels for Project Site (CUP 180001 & PUP 180001)			
807-191-004	807-690-004	807-690-027	811-170-009
807-680-001	807-690-011	807-690-028	811-170-013
807-680-002	807-690-012	810-110-001	811-180-001
807-680-003	807-690-013	810-110-006	811-180-002
807-680-004	807-690-014	811-122-001	811-180-003
807-680-005	807-690-015	811-122-002	811-180-004
807-680-006	807-690-016	811-122-009	811-180-005
807-680-007	807-690-017	811-130-010	811-180-013
807-680-008	807-690-018	811-142-005	811-180-014
807-680-009	807-690-019	811-142-006	811-180-024
807-680-010	807-690-020	811-142-007	811-190-001
807-680-011	807-690-021	811-142-015	811-260-013
807-680-012	807-690-022	811-150-001	807-191-031 (gen-tie only)
807-680-013	807-690-023	811-150-002	811-121-003 (gen-tie only)
807-690-001	807-690-024	811-170-002	
807-690-002	807-690-025	811-170-007	
807-690-003	807-690-026	811-170-008	



Maps and data are for reference purposes only. Map features are approximate.  
 El mapa y los datos son para referencia solamente. La información del mapa son aproximados