

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:

October 29, 2009

**SUBJECT: TENTATIVE PARCEL MAP NO. 36025 AND PLOT PLAN NO. 23885** (Mitigated Negative Declaration) – Applicant: Calvary Chapel of Blythe – Engineer/Representative: Chavest Corp. – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Westerly side of Ehlers Blvd. and on the northerly side of Riverside Avenue – 34.13 acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The project consists of a Schedule H subdivision of approximately 34.13 acres into 3 parcels, with sizes of 10 acres, 10, acres and 14.13 acres; and a plot plan covering approximately 3.62 acres that proposed to develop an approximately 9,000 square foot church containing a 225 seat sanctuary, sunday school rooms, offices, a bookstore and coffeehouse, together with a 205 square foot restroom building, an outdoor recreation area/amphitheater, and a 99-space parking lot with a 36-space overflow parking area.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on at Director's Hearing on September 24, 2009.

The Planning Department recommended Approval; and,

**THE PLANNING DIRECTOR'S REPRESENTATIVE:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42106**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVED TENTATIVE PARCEL MAP NO. 36025**, subject to the attached conditions of approval and based upon the findings and conclusions in the staff report; and,

Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:dm  
PA

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy  
☐

Consent  
☒

Dept. R.  
m.:  
Per Exec. Ofc.:  
☐

Policy  
☐

Consent  
☐

Prev. Agn. Ref.

District: Fourth

Agenda Number:



The Honorable Board of Supervisors

RE: **TENTATIVE PARCEL MAP NO. 36025 AND PLOT PLAN NO. 23885**

October 29, 2009

Page 2 of 2

**APPROVED PLOT PLAN NO. 23885**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



Agenda Item No.: 4.1  
Area Plan: Palo Verde Valley  
Zoning District: Blythe  
Supervisory District: Fourth  
Project Planner: Judy Deertrack/David Mares  
Directors Hearing: September 24, 2009

TENTATIVE PARCEL MAP NO. 36025, PLOT  
PLAN NO. 23885  
E.A. Number: 42106  
Applicant: Calvary Chapel of Blythe  
Engineer/Representative: Chavest Corp.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project consists of a Schedule H subdivision of approximately 34.13 acres into 3 parcels, with sizes of 10 acres, 10 acres and 14.13 acres, respectively; and a plot plan covering approximately 3.62 acres that proposed to develop an approximately 9,000 square foot church containing a 225 seat sanctuary, Sunday school rooms, offices, a bookstore and coffeehouse, together with a 205 square foot restroom building, an outdoor recreation area/amphitheater area, and a 99-space parking lot with a 36-space overflow parking area. The project site is located on the westerly side of Ehlers Blvd. and on the northerly side of Riverside Avenue.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Agriculture: Agriculture   |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture and Rural Community;<br>Very Low Density Residential  |
| 3. Existing Zoning:                   | Light Agriculture – 10 Acre Minimum (A-1-10)   |
| 4. Surrounding Zoning:                | Light Agriculture – 10 Acre Minimum (A-1-10),<br>Light Agriculture – 1 Acre Minimum (A-1-1),<br>Residential Agriculture - 1 Acre Minimum (R-A-1),<br>One Family Dwellings - 20,000 Sq. Ft. Minimum<br>(R-1-20,000) and |
| 5. Existing Land Use:                 | Vacant Farmland  |
| 6. Surrounding Land Use:              | Vacant Farmland, single family tract homes,  |
| 7. Project Data:                      | Total Acreage: 34.13 acres - PM, 3.62 acres- PP<br>Total Proposed Parcels: 3<br>Proposed Min. Lot Size: 10 acres<br>Schedule: H  |
| 8. Environmental Concerns:            | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42106**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36025**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 23885**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:



1. The proposed plot plan and subdivision are in conformance with the Agriculture Foundation and the Agriculture Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed plot plan is consistent with the Light Agriculture – 10 Acre Minimum (A-1-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Light Agriculture – 10 Acre Minimum (A-1-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed subdivision is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.

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

1. The project site's land use designation is Agriculture on the Palo Verde Valley Area Plan.
2. The proposed subdivision's residential parcels with a minimum size of 10 acres, is compatible with the Agriculture land use designation since 10 acre parcels are allowed.
3. The proposed church, is compatible with the Agriculture land use designation since the use is allowed in the Light Agriculture zoning classification and that zoning classification is deemed highly consistent with the Agriculture land use designation.
4. The project site is surrounded by properties which are designated Agriculture, and Rural Community-Very Low Density Residential.
5. The zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
6. The proposed church is listed as permitted use, subject to approval of a plot plan in the Light Agriculture zone.
7. The proposed church is consistent with the development standards set forth in the Light Agriculture zone.
8. The project site is surrounded by properties which are zoned Light Agriculture, Residential Agriculture, and One-Family Dwellings.
9. Other urban/suburban uses have been constructed in the project vicinity.
10. Environmental Assessment No. 42106 identified the following potentially significant impacts:



a. Geology/Soils

b. Recreation

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Either the Western Riverside or the Coachella Valley Multi-Species Habitat Conservation Plan.
  - b. An Agricultural Preserve
3. The project site is locate within:
  - a. The city of Blythe's sphere of influence.
4. The subject site is currently designated as Assessor's Parcel Number 836-031-006.
5. This Plot Plan was filed with the Planning Department on November, 14, 2008, and the Tentative Parcel Map was filed on December 11, 2008.
6. This project was reviewed by the Land Development Committee three times on the following dates 1/22/09, 3/26/09 and 4/23/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,454.71

DM/JD:dm

W:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\PP23885\DH-PC-BOS Hearings\Staff Report for PM3602-PP23885.doc

Date Prepared: 09/01/09



PM36025/PP23855

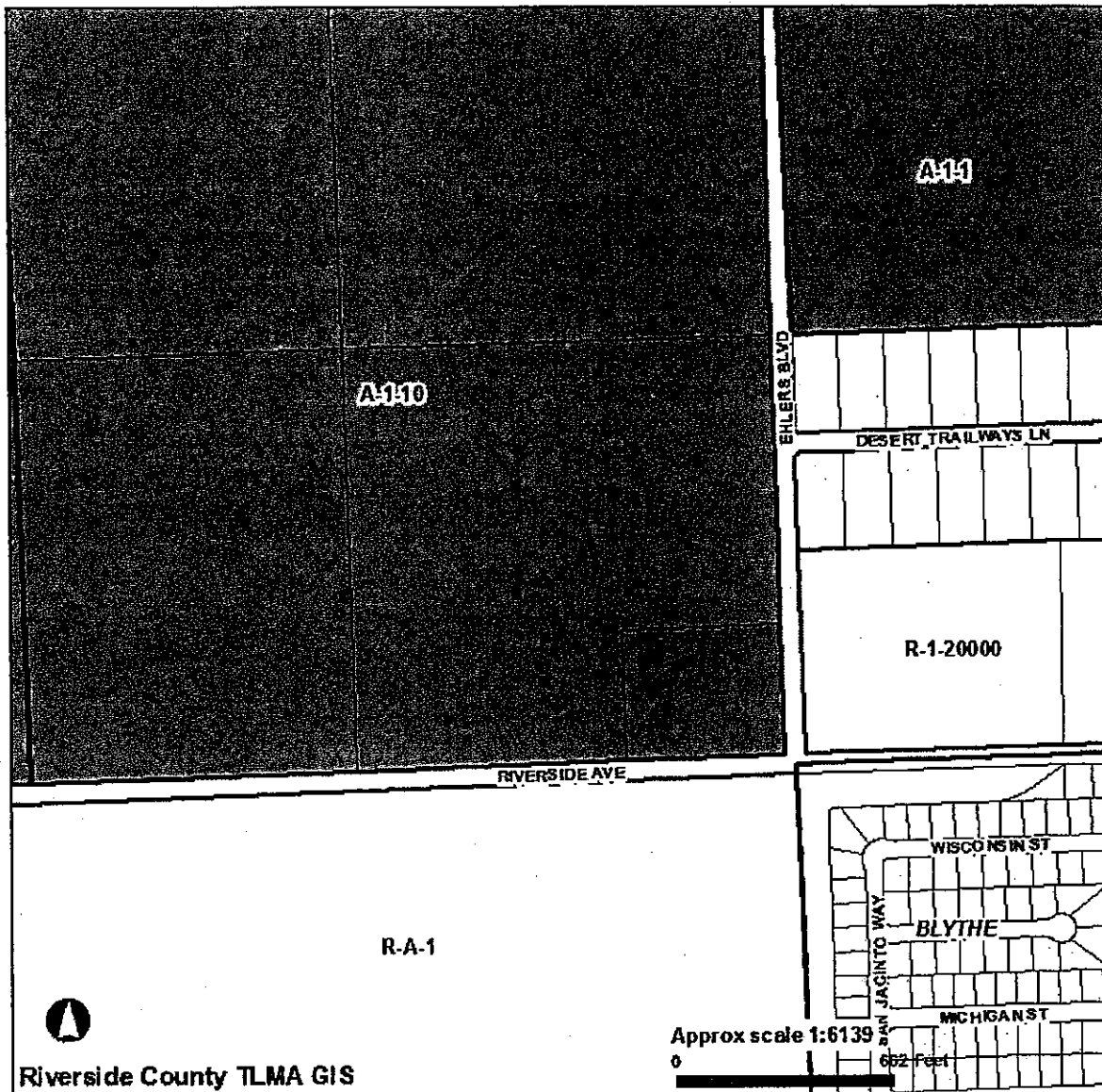
**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Tue Sep 08 16:35:14 2009



PM36025/PP23885

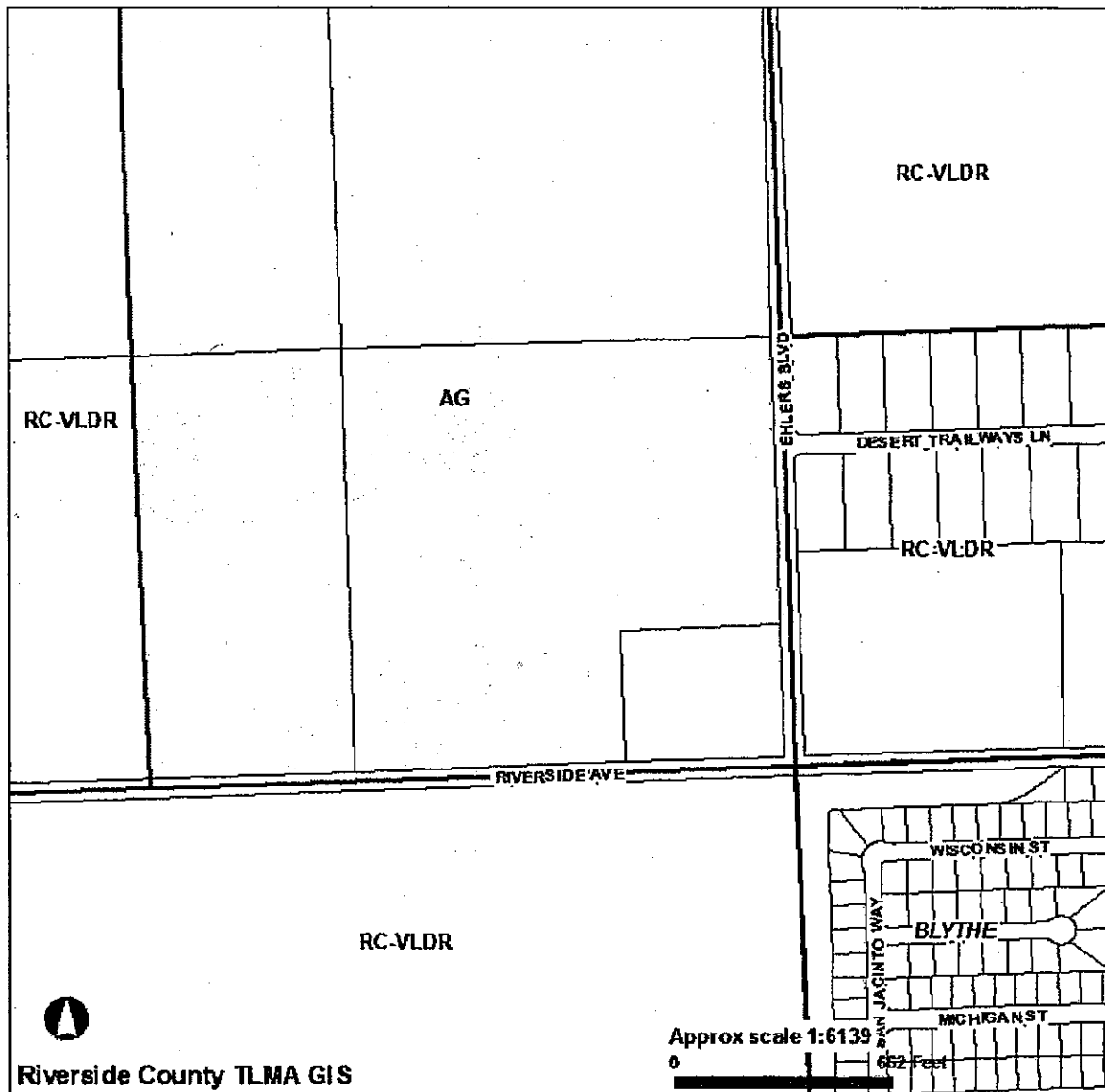
**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Tue Sep 08 16:36:07 2009



PM36025/PP23885

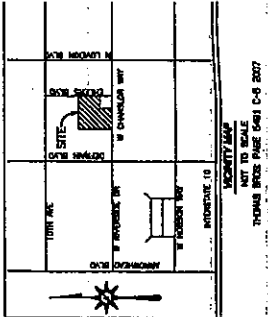
**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Tue Sep 08 16:36:48 2009



## Amend No. 1



**SCHOOL DISTRICT:** WALD VERDE VALLEY UNITED  
**ENGINEER:** HESS BUREY, LLC  
P.O. BOX 576  
MILVIA, CA 92557  
TEL: 951-205-2000

**ACRESAGE:**  
TOTAL PROJECT AREA 34.19 ACRES  
NUMBER OF PARCELS: 3  
PARCEL 1 30.00 AC.

THIS MAP SHOWS THE ENTIRE CONTIGUOUS SUBINVESTED  
THIS PROJECT IS WITHIN LULUAFICATION SETLOGIC  
HAZARDS OF SPECIAL STUDY ZONES  
THIS PROJECT IS NOT SUBJECT TO OVERFLOW, RAINFALL

FLOOR, COMMUNITY-PANEL, NUMBER 080346-3230A.

0.5

21

PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS  
NO. 6228  
BRYAN T. HARRIS

SCALE 1"=100'

200 300

MESS SURVEY

P.O. BOX 578 NEWTON  
MA 02459-0578  
PH 617-552-2200 F

100

EXISTING R/W

30'

14.13 AC  
-0072

0005 578

[illegible]

The drawing shows a vertical mechanical component with a complex internal structure. At the top, there is a flange or head section. Below this, the main body contains several internal passages or ports. Labels are present on the right side of the drawing, including "INLET", "OUTLET", and "VALVE". The drawing is a technical illustration, likely from a patent document or a technical manual.

Table 1. *Staphylococcus aureus* isolates from patients with skin infections and their antibiotic resistance patterns

A musical score for the song 'The Rose Tree'. It features a single melodic line on a five-line staff. The key signature has one sharp (F#), and the time signature is 4/4. The melody is simple and consists of a few notes, with some rests. The lyrics 'The Rose Tree' are written below the staff.

CL. SERV. TO VARIOUS COMPANIES  
IN THE ELECTRIC INDUSTRY  
311, PG. 471 REG. CH. 10-1837

[illegible]

1

**Figure 1**

4



Plot Plan
A1.1

Amended #2  
Exhibit A-1  
Plot Plan No. 23885



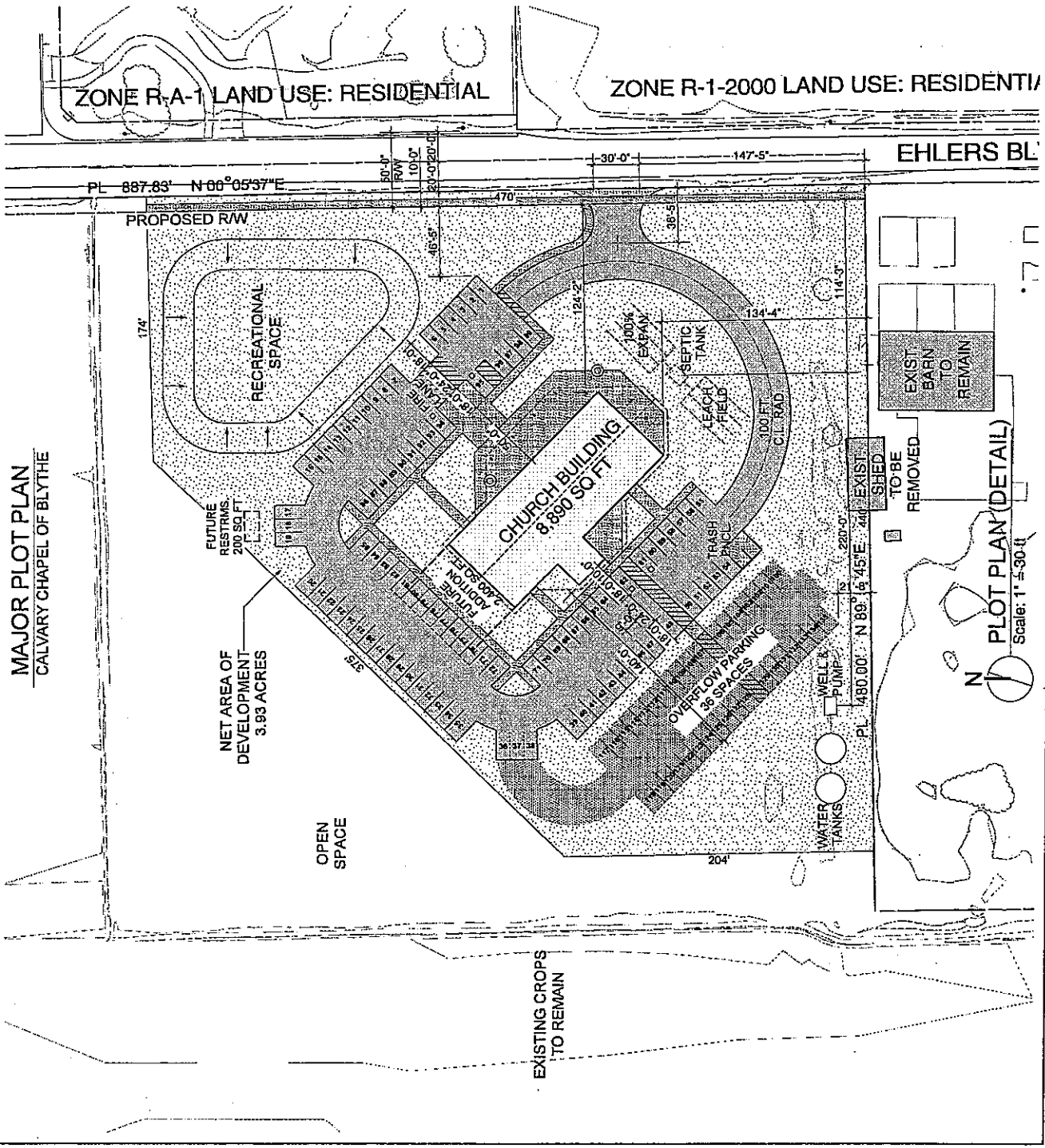
**PROPERTY INFORMATION**  
OWNER: CALVARY CHAPEL OF BLYTHE  
P.O. BOX 1102  
BLYTHE, CA 92226  
CONTACT: MICHAEL CATRON PASTOR  
APPLICANT: CALVARY CHAPEL OF BLYTHE  
1404 E. BROCKTON AVE.  
BLYTHE, CA 92226  
(951) 233-4601  
APN: 939-001-008

**PROJECT INFORMATION**  
ARCHITECT: CHAREST CORP  
1404 E. BROCKTON AVE., SUITE 101  
FRESNO, CA 93721  
CONTACT: JAMES TOJIAN, ARCHITECT  
(559) 291-0778  
AREAS:  
TOTAL PARCEL = 1,480,700 SQ. FT. GROSS  
DEVELOPMENT = 1,170,000 SQ. FT. INCLUDING:  
PAVING = 35,370 SQ. FT.  
GRAVEL = 12,400 SQ. FT.  
LANDSCAPE = 18,400 SQ. FT.  
REG. SPACE = 81,700 SQ. FT.  
DENSITY:  
TOTAL PARCEL = 1,480,700 SQ. FT. = 100%  
DEVELOPMENT = 1,170,000 SQ. FT. = 12% OF TOTAL  
PAVING = 35,370 SQ. FT. = 3%  
GRAVEL = 12,400 SQ. FT. = 1%  
LANDSCAPE = 18,400 SQ. FT. = 1%  
REG. SPACE = 81,700 SQ. FT. = 5%  
TOTAL DEVELOPMENT AREAS 12% OF TOTAL PARCEL  
RESIDUAL OF PARCEL (81%) IS OPEN SPACE

BUILT AREA: UNDER ROOF = 14,700 SQ. FT. INCLUDING:  
COVERED = 3,470 SQ. FT.  
FUTURE ADD = 2,400 SQ. FT.  
PROPOSED BUILDING:  
GROSS AREA: 14,700 SQ. FT.  
USE: PLACE OF WORSHIP  
OCCUPANCY: GROUP A-3  
CONSTRUCTION: TYPE V-A FULLY SPRINKLERED

**PARKING CALCULATION**  
REQUIRED: CHURCHES, CHAPELS, PLACES OF WORSHIP  
1 SPACE PER 35 SQ. FT. OF NET ASSEMBLY AREA  
250,000 SQ. FT. NET ASSEMBLY AREA  
250,000 / 35 = 7143 SPACES  
PROVIDED: 36 OVERFLOW PARKING SPACES  
PLUS 36 OVERFLOW PARKING SPACES

**PLANT LEGEND**  
RECREATIONAL SPACE  
ASPHALT PAVING  
GRAVEL PAVING  
CONCRETE SIDEWALK

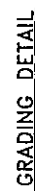








A PORTION OF LOT 8, PER M.B. 10, PAGE 1 OF THE SUBDIVISION OF SECTION 30, T 6 S, R 23 E CALVARY CHAPEL OF BLYTHE



COUNTY OF RIVERSIDE		SHEET NO.	
PRELIMINARY GRADING & DRAINAGE PLAN FOR PP 23895 CALVARY CHAPEL OF BLYTHE RIVERSIDE AVENUE & EHLERS BOULEVARD BLYTHE, CA A.P.M. 036-031-006		2	
COUNTY		OF 2 SHEETS	
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# PROJECT INFORMATION

OWNER: CALVARY CHAPEL OF BLYTHE  
P.O. BOX 1132  
BLYTHE, CA 92226  
CONTACT: MICHAEL LARSON, PASTOR  
(951) 252-2627

APPLICANT: CONVENTION OF BLYTHE  
GO. KELLY MULLIGAN  
1455 E. BROOKING AVE.  
REDLANDS, CA 92374  
(917) 252-2627

APN: 838-01-006

ARCHITECT: CHAREST CORP  
5940 E. SHIELDS AVE., SUITE 101  
BLYTHE, CA 92226  
CONTACT: JAMES TOLUN, ARCHITECT  
(951) 252-0778

BUILD AREA: UNDER ROOF = 12,360 SQ. FT. INCLUDING:  
ENCLOSED = 8,889 SQ. FT.  
COVERED = 3,470 SQ. FT.

PROPOSED BUILDING: 12,360 SQ. FT.

GROSS AREA: 12,360 SQ. FT.

USE: ASSEMBLY HALL, 9,941 SQ. FT. (225 SEAT)  
CLASSROOMS = 2,254 SQ. FT.  
OFFICES = 403 SQ. FT. (4 STAFF)  
COFFEEHOUSE = 403 SQ. FT.  
ACCIDENT = 2,169 SQ. FT.

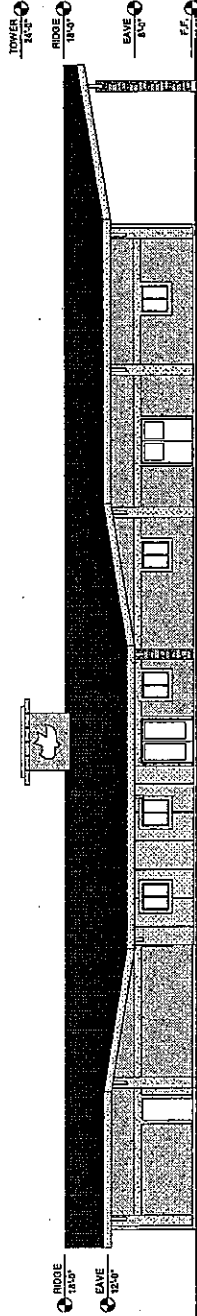
OCCUPANCY: GROUP A-3

CONSTRUCTION: TYPE V-8 FULLY SPRINKLERED

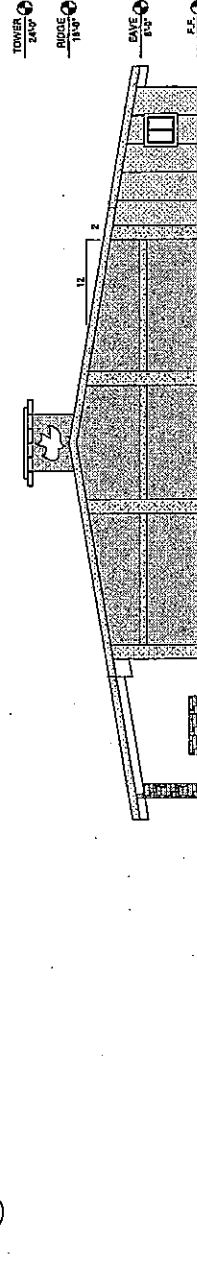
CHAREST CORP  
church design builders  
design build

office: 559.251.0778  
fax: 559.251.1291  
9540 E. Shields Avenue, Suite 101 • Fresno, CA 93727 • www.charestcorp.com

SE SOUTHEAST ELEVATION  
Scale: 1/8" = 1'-0"



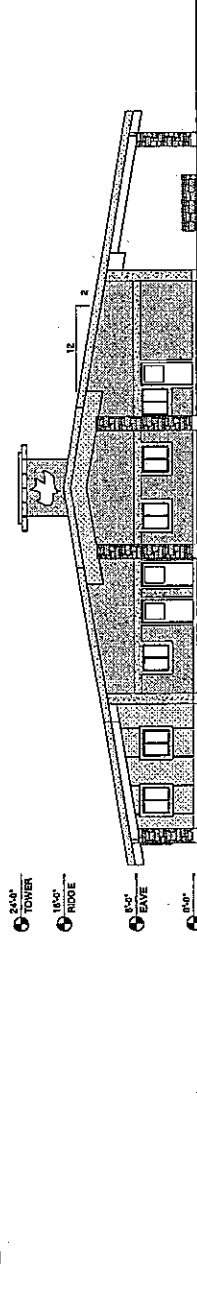
SW SOUTHWEST ELEVATION  
Scale: 1/8" = 1'-0"



NW NORTHWEST ELEVATION  
Scale: 1/8" = 1'-0"



NE NORTHEAST ELEVATION  
Scale: 1/8" = 1'-0"



## EXTERIOR FINISH SCHEDULE

STANDING SEAM METAL ROOFING Asph/Flt	STUCCO pebble gray	STUCCO asph/white	PERFORATED WALL PANELS pebble gray	STONE VENEER in situ natural stone
---	-----------------------	----------------------	---------------------------------------	---------------------------------------

REVISION NO. DATE

△ △ △ △ △

PROJECT: CB  
FILE NAME: 55-ELV  
DRAWN BY: JMT  
DATE: 3/7/09

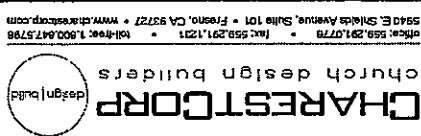
NOTES:  
1. SEE EXTERIOR FINISH SCHEDULE FOR MATERIALS.  
2. SEE EXTERIOR FINISH SCHEDULE FOR MATERIALS.  
3. SEE EXTERIOR FINISH SCHEDULE FOR MATERIALS.  
4. SEE EXTERIOR FINISH SCHEDULE FOR MATERIALS.  
5. SEE EXTERIOR FINISH SCHEDULE FOR MATERIALS.

Exterior  
Elevations

A3.1

New Church Building  
Calvary Chapel  
North Ehlers Blvd.  
Blythe, CA 92226





**New Church Building**  
**Calvary Chapel**  
North Ehlers Blvd.  
Blythe, CA 92226

REVISION NO. DATE

1 2 3 4

PROJECT:	CLB
FILE NAME:	SO-ELEV
DRAWN BY:	JMT
DATE:	3/9/09

and the fact that the 1990s have been a decade of rapid technological change, the industry has been forced to make significant investments in research and development. This has led to a number of new products and services being developed, which have helped to drive the industry's growth. The industry has also been able to expand its market reach, both domestically and internationally, which has further contributed to its success. The industry's strong performance in the 1990s is a testament to its resilience and ability to adapt to changing market conditions.

Exterior  
View

### A3.2

**PERSPECTIVE VIEW**  
**CALVARY CHAPEL OF BLYTHE**

**PROJECT INFORMATION**

**OWNER:** CALVARY CHAPEL OF ELYTHE  
P.O. BOX 1110  
ELYTHE, CA 92328  
(714) 823-2872

**CONTACT:** MICHAEL CATRON, PASTOR

**APPLICANT:** CALVARY CHAPEL OF ELYTHE  
C/O MARY MCWILLIAN  
1000 E. 10TH AVE.  
REDAIR, CA 92374  
(714) 253-4397

**APN:** D35-011-006

**ARCHITECT:** CHARESTOPE  
3147 E. SHELDON AVE., SUITE 101  
FREMONT, CA 92727

**CONTACT:** JAMES TONKIN, ARCHITECT

**BUILT AREA:** UNDER ROOF: 12,400 SQ. FT., INCLUDING  
ENCLOSURE 3,800 SQ. FT.  
COVERED: 3,070 SQ. FT.

### EXTERIOR FINISH SCHEDULE

- STANDING SEAM METAL ROOFING**  
a fashion read
- STUCCO**  
pictures show
- STUCCO**  
panels, white
- FIBER CEMENT WALL PANELS**  
pictures show
- STONE VENEER**  
a flat coastal ledge



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42106

**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36025 & Plot Plan No. 23885

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Judy Deertrack & David Mares

**Telephone Number:** 760 863-7050

**Applicant's Name:** Calvary Chapel of Blythe

**Applicant's Address:** 1456 E. Brockton Ave, Redlands CA 92374

### I. PROJECT INFORMATION

**A. Project Description:** The project consists of a Schedule H subdivision of approximately 34.13 acres into 3 parcels, with sizes of 10 acres, 10, acres and 14.13 acres, and a plot plan covering approximately 3.62 acres that proposed to develop an approximately 9,000 square foot church containing a 225 seat sanctuary, sunday school rooms, offices, a bookstore and coffeehouse, together with a 205 square foot restroom building, an outdoor recreation area/amphitheater, and a 99-space parking lot with a 36-space overflow parking area.

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

**C. Total Project Area:** 34.13 acres

**Residential Acres:** 34.14

**Lots:** 3

**Units:**

**Projected No. of Residents:**

**Commercial Acres:**

**Lots:**

**Sq. Ft. of Bldg. Area:**

**Est. No. of Employees:**

**Industrial Acres:**

**Lots:**

**Sq. Ft. of Bldg. Area:**

**Est. No. of Employees:**

**Other:**

**D. Assessor's Parcel No(s):** 836-031-006

**E. Street References:** The project site is located on the westerly side of Ehlers Blvd. and on the northerly side of Riverside Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 30, Township 6 South, Range 23 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The subject property is current being used for farm land. Surrounding properties are also being farms, but single family residences also abut the property.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** The project is consistent with the applicable Land Use Policies, including the Project Design and Land Use Compatibility Policies, as well as the Agricultural Area Plan Designation Policies.



2. **Circulation:** The project is consistent with the applicable Circulation Policies, including the System Design, Construction and Maintenance Policies, the Pedestrian Facilities Policies, and the Multipurpose Recreational Trails Policies.
3. **Multipurpose Open Space:** The project is consistent with the applicable Multipurpose Open Space Policies, including the Water Supply, Water Conservation, and Water Quality Policies; and the Agricultural Resources-Williamson Act Policies.
4. **Safety:** The project is consistent with the applicable Safety Policies, including the Seismically-Induced Liquefaction, Landslides and Rock Falls Policies.
5. **Noise:** The project is consistent with the applicable Noise Policies, including Noise Compatibility Policies, the Temporary Construction Policies, and Building and Design Techniques Policies
6. **Housing:** The project does not contain any housing components.
7. **Air Quality:** The project is consistent with the applicable Air Quality Policies, including the Sensitive Receptors Policies and the Stationary Pollution Sources Policies.

**B. General Plan Area Plan(s):** Palo Verde Valley

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

**D. Land Use Designation(s):** Agriculture

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Palo Verde Valley Area Plan: Agriculture; Agriculture and Rural Community Very Low Density Residential. No Overlays or Policy Areas.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

**I. Existing Zoning:** Light Agriculture – 10 Acre Minimum

**J. Proposed Zoning, if any:** Not applicable

**K. Adjacent and Surrounding Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10), Light Agriculture – 1 Acre Minimum (A-1-1), Residential Agriculture – 1 Acre Minimum (R-A-1), and One Family Dwellings – 20,000 Square Foot Minimum (R-1-20,000)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**



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

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

#### 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.

David Mares

Signature

September 3, 2009

Date

David Mares

Printed Name

For Ron Goldman, Planning Director



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The subject property is not proximate to any scenic highway corridor, nor will the project result in the creation of an aesthetically offensive view to the public.

Mitigation: None proposed

Monitoring: None required

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

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

Findings of Fact: The subject property is not located within either Zone A or B of County Ordinance No. 655

Mitigation: None proposed

Monitoring: None required

<b>3. Other Lighting Issues</b>	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: The project proposed only to light the parking lot area, and possibly security lighting for the building, therefore there will be no new sources of light or glare in the area and no residential property will be subject to unacceptable light levels.

Mitigation: None proposed

Monitoring: None required

#### **AGRICULTURE RESOURCES** Would the project

##### **4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☒ ☐

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☒ ☐

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☒ ☐

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☒ ☐

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

Findings of Fact: The subject property contains both Prime Farmland and Farmland of Statewide Importance. While General Plan Policy OS 7.3 encourages the conservation of productive farmland and preservation of prime agricultural lands the subdivision of the 34.14 acres into 10 acre minimum parcel sizes and the development of a church on approximately 3.62 acres of the subject property will not preclude the use of the remaining property from remaining in agricultural uses.

Mitigation: None proposed

Monitoring: None required

#### **AIR QUALITY** Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 CEQA Air Quality Handbook Table 6-2

Findings of Fact: The subdivision of the subject property will not have any direct impact to air quality. The construction of an approximately 9,000 square foot church and its ancillary parking lot will not conflict or obstruct implementation of the applicable air quality plan, nor will it violate any air quality standard. The project does not qualify as a substantial point source for emissions.

Mitigation: None proposed

Monitoring: None required

#### **BIOLOGICAL RESOURCES** Would the project

<b>6. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<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
established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, On-site Inspection

Findings of Fact: The subject property is currently in agricultural use. The project will not conflict with any adopted Habitat Conservation Plan, nor will it have a substantial adverse effect to any endangered or threatened species or any species identified as a candidate, sensitive, or special species. The project will not substantially interfere with the movement of any native resident or migratory species. The project site does not contain any riparian or other sensitive habitat, nor does it contain any federally protected wetlands. The project does not conflict with any local policies or ordinances.

Mitigation: None proposed

Monitoring: None required

#### **CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?				
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: The subject property does not contain any historical sites nor will it cause an adverse change to any historical resource.

Mitigation: None proposed

Monitoring: None required

<b>8. Archaeological Resources</b>	<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
a) Alter or destroy an archaeological site.			<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The subject property is currently in agricultural use. After review of the proposed project it was determined not appropriate to require a Phase I Archaeological Report. Standard conditions have been applied to the project that if human remains or unique cultural resources are discovered, compliance with applicable state law and/or consultation with the County Archaeologist is require.

Mitigation: None proposed

Monitoring: None required

#### 9. 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 the County General Plan, the subject property is mapped as having a "Low Potential" for paleontological resources; as such the project is not anticipated to require any direct mitigation for said resources. A standard condition has been applied to the project that if fossil remains are encountered a qualified paleontologist shall be retained to determine the significance of said remains.

Mitigation: None proposed

Monitoring: None Required

#### GEOLOGY AND SOILS Would the project

#### 10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

☐ ☐ ☒ ☐

- b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐ ☐ ☒ ☐



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: County Geologic Report No. 2110 concluded the subject property is over 62 miles from the nearest active seismic source (San Andreas Fault.) and surface fault rupture is considered unlikely at the project site. It, can therefore, be anticipated that the development of this project will not expose people or structures to significant adverse effects.

Mitigation: None proposed

Monitoring: None 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"

Findings of Fact: According to the County General Plan, the subject property is mapped as having a "Very High" potential for liquefaction. County Geologic Report No. 2110 concluded liquefaction can occur within a very loose sand layer at a depth of 10 feet and a very loose to loose sand and silty sand layer between depths of 30 to 47.5 feet below ground surface.

Mitigation: Compliance with the recommendations of County Geologic Report No. 2110 to remove 24 inches of surface soil below the lowest foundation grade within the building pad area, or 42 inches below the original grade; whichever is deeper, as well as placing the building on a geogrid reinforced compacted fill map and the use of grade-beam footing to tie floor slabs and isolated columns to continuous footings or structural flat-plate mats.

Monitoring: Compliance with be occur as part of the plan check process for the building plans and subsequent building inspections.

#### 12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

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

Findings of Fact: County Geologic Report No. 2110 concluded the potential for seismic hazard (groundshaking) to be slight to moderate. Normal construction methods will provide appropriate safety measures.

Mitigation: None proposed

Monitoring: None required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 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: The subject property is fairly flat and therefore is not subject to landslide, lateral spreading, collapse or rockfall.

Mitigation: None proposed

Monitoring: None 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: Resolution No. 94-125

Findings of Fact: County Geologic Report No. 2110 did not identify the subject property as being subject to ground subsidence hazard.

Mitigation: None proposed

Monitoring: None required

### 15. Other Geologic Hazards

☐ ☐ ☐ ☒

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: Review of the subject property did not identify the potential for any other geologic (seiche, mudflow or volcanic) hazards.

Mitigation: None proposed

Monitoring: None required

### 16. Slopes

☐ ☐ ☐ ☒

a) Change topography or ground surface relief



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

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

Findings of Fact: The subject property is fairly flat and the preliminary grading plan does not delineate any cut or fill slopes greater than 2:1, nor higher than 10 feet in vertical height. Development of the project will not affect or negate any subsurface sewage disposal system.

Mitigation: None proposed

Monitoring: None required

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: Normal development and permitting, as well as standard inspection procedures will ensure there will be not substantial soil erosion or loss of topsoil. The project is not located on expansive soils.

Mitigation: None proposed

Monitoring: None required

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

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

Findings of Fact: The development of the project will not change the deposition, siltation or erosion of any channel, river, or stream, or any lake bed.

Mitigation: None proposed



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

**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,"

Findings of Fact: The General Plan identifies the subject property as being subject to moderate wind erodibility. The applicable policies don't require any specific mitigation.

Mitigation: None proposed

Monitoring: None required

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

Findings of Fact: The proposed development of a church will not create a significant hazard to the public or environment through the transport of hazardous materials. Nor will it create a significant hazard for upset or accidental release of hazardous materials onsite. The project site is not located on property listed as containing hazardous materials.

Mitigation: None proposed

Monitoring: None required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is over 12,000 feet easterly of the Blythe Airport's Influence Area, therefore it is not inconsistent with the airport's master plan and does not require review by the ALUC.

Mitigation: None required

Monitoring: None proposed

<b>22. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: The subject property is not located within a designated high fire area, and is therefore not subject to significant risk of wildland fires.

Mitigation: None proposed

Monitoring: None required

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project will not substantially alter the existing drainage pattern of the area, nor will it violate any water quality standards or discharge requirements. The project will not significantly deplete groundwater supplies. The project will not create runoff that would exceed the capacity of any existing storm water drainage system. The subject property is not located within a 100-year flood plain.

Mitigation: None proposed

Monitoring: None required

## 24. Floodplains

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

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

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

Findings of Fact: The project site is not located within a 100-year flood plain, nor will it substantially alter the existing drainage pattern of the area. The project will not cause a significant change in the absorption rate or the amount of surface runoff.

Mitigation: None proposed

Monitoring: None required

<b>LAND USE/PLANNING</b> Would the project				
<b>25. 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?				
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: The subdivision of the subject property will not result in the substantial alteration of the present or planned land use of the area. The construction of a church on a small portion of the subject property will not preclude use of the remainder of the property in agricultural uses.

Mitigation: None proposed

Monitoring: None required

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: Churches, temples and other places of religious worship is an allowed use in the Light Agriculture zoning classification, subject to approval of a plot plan. The proposed church, based upon its size and location can be determined to be consistent with the surrounding land uses and zoning classifications. The use can also be found to be consistent with the general plan designation of the subject property and the surrounding properties.

Mitigation: None proposed

Monitoring: None required

#### **MINERAL RESOURCES** Would the project

##### **27. Mineral Resources**

a) 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact: The subject property is not located within any known mineral resource area. The development of the project will not result in the loss of availability of mineral resources nor will it be an incompatible land use located adjacent to any designated mineral resource or surface mining permit.

Mitigation: None proposed

Monitoring: None 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

##### **28. 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

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The project site is not within an airport land use plan, nor is it within the vicinity of a private airstrip, so it will not expose people to excessive aviation generated noise levels.

Mitigation: None proposed

Monitoring: None required

#### 29. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

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

Findings of Fact: The project site is not proximate to a railroad, so it will not expose people to excessive railroad generated noise levels.

Mitigation: None proposed

Monitoring: None required

#### 30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The subdivision component of this project will not directly cause the development of any residential or other land use activities; therefore it will not create any sensitive receptors that could be negatively affected by highway noise. The development of the church within a building will reduce any highway generated noises.

Mitigation: None proposed

Monitoring: None required

#### 31. Other 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"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise generating sources were identified.

Mitigation: None proposed

Monitoring: None required

### 32. Noise Effects on or by the Project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact: The development of a church on a portion of the project site, as compared to the existing agricultural activities, will cause an increase of noises generated onsite, but those noises are anticipated to be within acceptable noise levels.

Mitigation: None proposed

Monitoring: None required

### POPULATION AND HOUSING Would the project

#### 33. Housing

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Affect a County Redevelopment Project Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local

<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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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: This project does not propose the creation of any residential units.

Mitigation: None proposed

Monitoring: None 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:

**34. Fire Services**

☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The development of this project will not create a significant impact to fire services; however, there will be an incremental increase in the need for fire protection services.

Mitigation: None proposed

Monitoring: None required

**35. Sheriff Services**

☐ ☐ ☒ ☐

Source: Riverside County General Plan

Findings of Fact: The development of this project will not create a significant impact to sheriff services; however, there will be an incremental increase in the need for sheriff protection services.

Mitigation: None proposed

Monitoring: None required

**36. Schools**

☐ ☐ ☒ ☐

Source: Palo Verde Valley Unified School District, 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 development of this project will not create any direct significant impact to the Palo Verde Valley Unified School District.

Mitigation: None proposed

Monitoring: None required

### 37. Libraries

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

Findings of Fact: The development of this project will not create a significant impact to library services.

Mitigation: None proposed

Monitoring: None required

### 38. Health Services

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

Findings of Fact: The development of this project will not create a significant impact to health services.

Mitigation: None proposed

Monitoring: None required

## RECREATION

### 39. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. 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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project does not include any recreational facilities that could have an adverse effect on the environment. The project will not increase the use of any existing neighborhood or regional parks or other recreational facilities.

**Mitigation:** None proposed

**Monitoring:** None required

#### 40. Recreational Trails

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

**Findings of Fact:** The County's General Plan identifies the need for a regional trail to be located along Riverside Avenue. The County Regional Parks and Open Space District has conditioned this subdivision to offer an easement for a future trail within the subject property.

**Mitigation:** The project has been conditioned (50. Parks. 1) to offer for dedication of a 20 foot wide easement for future regional trails purposes along the northerly side of Riverside Avenue.

**Monitoring:** Compliance with this condition shall be determined prior to recordation of the final parcel map.

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) 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"/>
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e) Alter waterborne, rail or air traffic?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Result in inadequate emergency access or access

<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
to nearby uses?				
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The development of the church will cause an incremental increase in traffic volume/counts, but that increase is not significant relative to existing traffic loads and street capacities. The project has been designed to provide vehicle parking that exceeds the minimum number of required parking spaces.

Mitigation: None proposed

Monitoring: None required

<b>42. Bike 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: No bike trails were identified as being proximate to the subject property.

Mitigation: None proposed

Monitoring: None required

<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The development of this project will not require nor result in the construction of a new water treatment facility or the expansion of an existing facility. The city of Blythe has indicated it has available water to supply the church facility.

Mitigation: None proposed

Monitoring: None required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project has been designed to construct a septic systems appropriately sized to accommodate the volumes of waste water produced on site. The project has also been conditioned that if determined necessary by the Regional Water Quality Control Board, an alternative septic system may be required.

Mitigation: None proposed

Monitoring: None required

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project has been designed to provide for onsite waste collection, which will be picked up by an appropriate waste hauler, to be properly disposed of.

Mitigation: None proposed

Monitoring: None required

<b>46. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The development of the project will require the construction and/or connection to existing utilities, including electricity, natural gas, and phone service. Public facilities for roads and storm water drainage will be provide through project design and the conditions of approval.

Mitigation: None proposed

Monitoring: None required

#### OTHER

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

Findings of Fact: No other significant environmental factors were identified as part of this project review and the preparation of this environmental document.

Mitigation: Not applicable

Monitoring: Not applicable

#### MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Implementation of the proposed project would not 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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. 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 other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

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

50. 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 type="checkbox"/>	<input checked="" 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: None

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

Location: County of Riverside Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

DM/JD:dm

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Revised: 9/3/09



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Riverside County LMS  
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36025 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36025, Amended No. 1, dated 2/5/09

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to divide approximately 34.13 acres into three (3) parcels. ranging in size from 10 to 14.13 acres. located within Assessors Parcel Number 836-031-0006

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider 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



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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.)

RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP-ALTERNATIVE SEPTIC SYSTEMS

RECOMMND

Alternative septic systems may be required per the Colorado Regional Water Quality Control Board due to elevated groundwater. Special testing for elevated groundwater by the soils engineer of record is required to determine if conventional septic systems are feasible.

10.E HEALTH. 2 CITY OF BLYTHE WATER SERVICE

RECOMMND

All lots under Parcel Map#36025 are proposing City of Blythe potable water service. It is the responsibility of the developer to ensure that all requirements to obtain water service are met with the City of Blythe, Department of Public Works, as well as, all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

10.FIRE. 2 MAP-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

PM 36025 is a proposal to subdivide 34 acres into three lots in Blythe area. The site is located northerly of West Riverside Drive, easterly of Defrain Boulevard, and



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10. GENERAL CONDITIONS

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

RECOMMND

southerly of west 11th Avenue.

The site is subject to sheet flow type runoff from the east. The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. These flood proofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 3 MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.



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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Light Agriculture - 10 Acre Minimum (A-1-10) zone.

10.PLANNING. 6 MAP - CITY OF BLYTHE

RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The land owner is encouraged to review this map approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 8 MAP - NPDES COMPLIANCE

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 9 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and



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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 12 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 12

MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMEND

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 14

MAP - LOW PALEO

RECOMMEND

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

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

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

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

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas



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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - LOW PALEO (cont.)

RECOMMND

of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

10.PLANNING. 15 USE - LC LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.



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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.



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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.



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50. PRIOR TO MAP RECORDATION

50.FIRE. 3

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4

MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.



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50. PRIOR TO MAP RECORDATION

50.FIRE. 6

MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 7

MAP-#98-ECS-HYD/WTR TANK

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 8

MAP-#8-ECS-WATER TANK/WELL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

PARKS DEPARTMENT

50.PARKS. 1

MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer a 20' easement to the Riverside County Parks Department for future Regional Trail purposes. The easement shall be located on the north side of Riverside Avenue, extend the entire length of said property and be located entirely outside of but adjacent to the ultimate road "right-of-way". The easement is be clearly shown and labeled as "trail easement" on the project map. Said easement is to be offered on behalf of



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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL EASEMENT (cont.)

RECOMMND

the vested interests of the citizens of Riverside County but will not become part of the County's maintained trail system. Should the applicant require additional language for the offer of dedication and acceptance for the recorded map please contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

he County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of ten (10) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-10 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the land divider and/or the land divider's  
successor-in-interest.

50.PLANNING. 6 MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints  
Sheet (ECS) in accordance with Section 2.2. E. & F. of  
County Ordinance No. 460, which shall be submitted as part  
of the plan check review of the FINAL MAP.

50.PLANNING. 7 MAP - ECS AFFECTED LOTS

RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on  
file in the County of Riverside Transportation Department -  
Survey Division, in E.C.S. Book \_\_\_, Page \_\_\_.

50.PLANNING. 8 MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be  
placed on the ECS:

"Lot Nos. 1,2 & 3, as shown on this map, are located partly  
or wholly within, or within 300 feet of, land zoned for  
primarily agricultural purposes by the County of Riverside.  
It is the declared policy of the County of Riverside that  
no agricultural activity, operation, or facility, or  
appurtenance thereof, conducted or maintained for  
commercial purposes in the unincorporated area of the  
County, and in a manner consistent with proper and  
accepted customs and standards, as established and followed  
by similar agricultural operations in the same locality,  
shall be or become a nuisance, private or public, due to  
any changed condition in or about the locality, after the  
same has been in operation for more than three (3) years,  
if it wasn't a nuisance at the time it began. The term  
"agricultural activity, operation or facility, or  
appurtenances thereof" includes, but is not limited to, the  
cultivation and tillage of the soil, dairying, the  
production, cultivation, growing and harvesting of any  
apiculture, or horticulture, the raising of livestock, fur  
bearing animals, fish or poultry, and any practices  
performed by a farmer or on a farm as incident to, or in  
conjunction with, such farming operations, including  
preparation for market, delivery to storage or to market,  
or to carriers for transportation to market."



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8                      MAP - ECS NOTE RIGHT-TO-FARM (cont.)                      RECOMMND

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

TRANS DEPARTMENT

50.TRANS. 3                      MAP - EASEMENT                      RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 10                      MAP - R-O-W DEDICATED                      RECOMMND

Sufficient public street right-of-way along Riverside Avenue shall be dedicated for public use to provide for a 59-foot half-width right-of-way.

Sufficient public street right-of-way along Elhers Boulevard shall be dedicated for public use to provide for a 30-foot half-width right-of-way.

50.TRANS. 19                      MAP- CORNER CUT-BACK I                      RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2                      MAP - FEE BALANCE                      RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.



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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 2 MAP - RWQCB OK

RECOMMND

A clearance letter from the appropriate California Regional Water Quality Control Board is required. The initial clearance letter from the Regional Board dated 12/09/08 stated that alternative septic systems may be required due to elevated ground water.

80.E HEALTH. 3 MAP - SEPTIC PLANS

RECOMMND

A set of two detailed plans drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

80.E HEALTH. 4 USE-HIGH GROUND WATER TESTING

RECOMMND

Special testing for high groundwater must be completed in accordance with the Environmental Health Technical Guidance Manual. The soils engineer of record must evaluate the soil strata for mottling and other geological signs to make a determination of the historical high ground water level. The special testing will be used to confirm if groundwater has impacted the site which may preclude the use of a conventional septic system.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM (cont.)

RECOMMND

verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 2 MAP - COORDINATE WITH PP23885

RECOMMND

Building permits, and all other construction permits, within this proposed parcel 3 of this land division shall coordinate with Plot Plan No. 23885. The extent of coordination shall be determined by the Planning Department should the referenced permit expire, lapse or otherwise become null and void or applicable conditions of approval of the referenced permit be deemed MET or NOT APPLY.

80.PLANNING. 3 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section



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CEL MAP Parcel Map #: PM36025

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 4

USE - LC LNDSCP INSPECT DEPOS

RECOMMND

\*\*\* No Text Exists For This Condition \*\*\*

TRANS DEPARTMENT

80.TRANS. 1

MAP - TUMF

RECOMMND

Prior to the issuance of a building permit, the applicant 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.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777



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CEL MAP Parcel Map #: PM36025

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 MAP - VERIFICATION INSPECTION (cont.)

RECOMMEND

Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP/IRIG INSTL INS

RECOMMEND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 2 USE - LC COMPLY W/LNDSCP/IRRIG

RECOMMEND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTAL INSPECT." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 8,890 square foot church with accessory outdoor amphitheater/recreational area and ancillary parking and a detached 205 square foot restroom building located within a portion of Assessors Parcel Number 836-031-006.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 23885. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23885 shall be henceforth defined as follows:

APPROVED EXHIBIT(S) = all of the following exhibit as defined below:

APPROVED EXHIBIT A = Exhibit A-1, Amended No. 2, dated 4/1/09 (Site Plan) & Exhibit A-2, Amended No. 2, dated 4/109 (Site Plan Detail)

APPROVED EXHIBIT B = Exhibit B, Amended No. 1, dated 3/9/09 (Exterior Elevation) & Exhibit B-1 / C-1, dated 3/9/09 (Phase II Elevations & Floor Plan)

APPROVED EXHIBIT C = Exhibit C, Amended No. 1, dated 3/9/09 (Floor Plan) & Exhibit B-1 / C-1, dated 3/9/09 (Phase II Elevation & Floor Plan)

APPROVED EXHIBIT D = Exhibit D-1, Amended No. 1, dated 4/2/09 (Preliminary Grading and Drainage, Sheet 1) &



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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

Exhibit D-2, Amended No. 1, dated 4/2/09 (Preliminary Grading and Drainage, Sheet 2)  
APPROVED EXHIBIT L = Exhibit L-1 and L-2, Amended No. 2, dated 4/22/09 (Conceptual Planting Plan)

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL

RECOMMND

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



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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN

RECOMMNI

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO

RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE

RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING

RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "EXCAVATION & GRADING".



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10. GENERAL CONDITIONS

10.BS GRADE. 12                   USE-G2.10 SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE. 13                   USE-G2.23 OFFST. PAVED PKG                   RECOMMND

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

10.BS GRADE. 14                   USE-G.3.1NO B/PMT W/O G/PMT                   RECOMMND

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

10.BS GRADE. 15                   USE-G3.3RETAINING WALLS                   RECOMMND

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

10.BS GRADE. 17                   USE-G4.1E-CL 4:1 OR STEEPER                   RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18                   USE-G4.3PAVING INSPECTIONS                   RECOMMND

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

10.BS GRADE. 19                   USE-G2.17LOT TO LOT DRN ESMT                   RECOMMND

A recorded easement is required for lot to lot drainage.



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10. GENERAL CONDITIONS

10.BS GRADE. 20

USE-G1.4 NPDES/SWPPP

RECOMMNI

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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1

USE-ALTERNATIVE SEPTIC SYSTEMS

RECOMMND

Alternative septic systems may be required per the Colorado Regional Water Quality Control Board due to elevated groundwater. Special testing for elevated groundwater by the soils engineer of record is required to determine if conventional septic systems are feasible.

10.E HEALTH. 2

USE-KITCHEN USE

RECOMMND

No cooking is allowed inside the church facility. The kitchen is to used only for reheating food for church members only.

10.E HEALTH. 3

CITY OF BLYTHE WATER SERVICE

RECOMMND

This project is proposing City of Blythe potable water service. It is the responsibility of the developer to ensure that all requirements to obtain water service are met with the City of Blythe, Department of Public Works, as well as, all other applicable agencies.



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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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

RECOMMND

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

10.FIRE. 7 USE-#88A-AUTO/MAN GATES

RECOMMND

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



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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building(s) having a fire sprinkler system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

PP 23885 is a proposal to construct 8,890 sq. ft. church facility on 3.96 acres of a 34.13 acre lot in Blythe area. The Church site is located northerly of West Riverside Drive, easterly of Defrain Boulevard, and westerly of west 11th Avenue.

The site is subject to sheet flow type runoff from the east. The proposed church building shall be elevated above surrounding grade to protect it from flooding. The finished floor of the church shall be a minimum of 24-inches above the highest adjacent ground.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 2 USE-ELEVATE FINISH FLOOR

RECOMMND

The proposed building shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Erosion protection shall be provided for fill slopes.



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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 6 USE - PERMIT SIGNS SEPARATELY

RECOMMND

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

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS

RECOMMND

Eterior 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



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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 10 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 13 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 16 USE - CITY OF BLYTHE RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.



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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - COMPLY WITH NPDES

RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 20 USE - CONFORM TO ELEVATIONS

RECOMMND

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

10.PLANNING. 21 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

10.PLANNING. 22 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 23 USE - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To insure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." Additionally, measures shall be taken at regular intervals to ensure that dust and weeds are controlled on the remaining vacant land within the project area and adjacent to the landscape area covered by this permit.

10.PLANNING. 24 USE - LANDSCAPING REVIEW/COMPL

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the



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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - LANDSCAPING REVIEW/COMPL (cont.)

RECOMMND

Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 27 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 28 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native



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10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 29 USE - GEO02110

RECOMMND

County Geologic Report (GEO) No. 2110, submitted for this project (PP23885), was prepared by LandMark Consultants, Inc. and is entitled: "Geotechnical Investigation, Proposed Calvary Chapel of Blythe, APN 836-031-006 (14-acre Property) Blythe, California, LCI Report No. LP08144", dated October 16, 2008. In addition, LandMark submitted "Response to Review Comments, Proposed Calvary Chapel of Blythe, APN 836-031-006 (12-acre Property), NWC Riverside Ave & Ehlers Blvd, Blythe, California", dated December 10, 2008. This document is herein incorporated as a part of BEO No. 2110.

GEO No. 2110 concluded:

1.The primary seismic hazard at the project site is the potential for slight to moderate groundshaking during earthquakes from regional faults.

2.The project is over 62 miles from the nearest active seismic source (San Andreas Fault).

3.Surface fault rupture is considered to be unlikely at the project site.

4.Liquefaction can occur within a very loose sand layer at a depth of 10 feet and very loose to loose sand and silty sand layers between a depth of 30 and 47.5 feet below ground surface.

5.Total induced settlements are estimated to be about 5.75 inches should liquefaction occur.

6.The hazard of landsliding is unlikely.



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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - GEO02110 (cont.)

RECOMMND

7.The risk of volcanic hazards is considered very low.

8.The threat of tsunami, seiches, or other seismically-induced flooding is unlikely.

GEO No. 2110 recommended:

1.The existing surface soil within the building pad areas should be removed to 24 inches below the lowest foundation grade or 42 inches below the original grade (whichever is deeper).

2.The building should be placed on a geogrid reinforced compacted fill mat.

3.The structures should use grade-beam footing to tie floor slabs and isolated columns to continuous footings or structural flat-plate mats.

GEO No. 2110 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2110 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 30 USE - LOW PALEO

RECOMMND

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 30

USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - RECLAIMED WATER

RECOMMND

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

10.PLANNING. 32 USE - LANDSCAPE SPECIES

RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (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. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.



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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS (cont.)

RECOMMND

GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23885, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 SEPTIC DESIGN ON PLOT PLAN

RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record and drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 3 USE - RWQCB OK

RECOMMND

A clearance letter from the California Regional Water Quality Control Board is required. The initial clearance letter dated 12/9/08 stated that alternative septic systems may be required due to elevated groundwater.

80.E HEALTH. 4 USE - PERC TEST REQD

RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review a detailed soils percolation report wet stamped and signed by the Professional of Record performed in accordance with the procedures outlined in the DEH Technical Guidance Manual.

Please note that prior to the commencement of the percolation test, the Professional of Record shall give notification of the time and place of the test to DEH at



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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 USE - PERC TEST REQD (cont.)

RECOMMND

least 2 business days in advance. The Department will issue a confirmation number to the Professional of Record which will serve as proof of this notification. This confirmation number must be incorporated into the soils percolation report on the cover sheet published by the Professional of Record. If DEH is not present at the prescribed time that the test is to be conducted, the professional may proceed without the Department Representative being present. The testing however must be conducted in conformance with these regulations.

80.E HEALTH. 6 USE-HIGH GROUND WATER TESTING

RECOMMND

Special testing for high groundwater must be completed in accordance with the Environmental Health Technical Guidance Manual. The soils engineer of record must evaluate the soil strata for mottling and other geological signs to make a determination of the historical high ground water level. The special testing will be used to confirm if groundwater has impacted the site which may preclude the use of a conventional septic sytem.

FIRE DEPARTMENT

80.FIRE. 3 USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LANDSCAPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LANDSCAPING SECURITIES (cont.)

RECOMMND

fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 2 USE - LANDSCAPE INSPECTION

RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the, Installation, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 3 USE - PARKING/LNDSCPNG PLAN

RECOMMND

prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 9 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 23885, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 11 USE - LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 12 USE - LANDSCAPE PLOT PLAN APPR

RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 13 USE - LNDSCAPE INSPECT DEPOSIT

RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. This condition does not apply to front yard typicals and models.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

USE - PARKING/LANDSCAPNG PLAN

RECOMMND

Prior to issuance of building permits, six (6) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 15

USE - SPECIMEN TREES REQUIRED

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

TRANS DEPARTMENT

80.TRANS. 3

USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Riverside Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

Sufficient public street right-of-way along Ehlers Boulevard shall be conveyed for public use to provide for a 30-foot half-width right-of-way.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 12

USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Street lights on ( Elhers Boulevard ).

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

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

80.TRANS. 14

USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15

USE -LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

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

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP\*FEMA FORM APPRVL REQUIRED

INEFFECT

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.

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE\*G4.3PAVING INSPECTIONS

RECOMMND

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



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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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

90.E HEALTH. 3 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 4

USE-#36-HOOD DUCTS

RECOMMND

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

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

90.FIRE. 5

FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777  
Murrieta office (951)600-6160  
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 99 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. An additional/overflow parking area of 36 parking spaces is proposed and will be surfaced with gravel.



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90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90. PLANNING. 4 USE - UTILITIES UNDERGROUND

RECOMMND

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

90. PLANNING. 5 USE - CURBS ALONG PLANTERS

RECOMMND

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



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Riverside County LMS  
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T PLAN:TRANSMITTED Case #: PP23885

Parcel: 836-031-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   USE - CURBS ALONG PLANTERS (cont.)                   RECOMMND

areas.

90.PLANNING. 6                   USE - TRASH ENCLOSURES                   RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 7                   USE - EXISTING STRUCTURE                   RECOMMND

The existing shed building shall be removed prior to the building final inspection.

90.PLANNING. 9                   USE - COLOR/FINISH COMPLIANCE                   RECOMMND

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

90.PLANNING. 10                  USE\* - ORD NO. 659 (DIF)                   RECOMMND

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



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Riverside County LMS  
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T PLAN:TRANSMITTED Case #: PP23885

Parcel: 836-031-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE\* - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 23885\_ has been calculated to be 3.62 net acres.

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

90.PLANNING. 12 USE - COMPLY W/ LNDSCP/IRR PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 13 USE - LANDSCAPE INSTALL INSPECT

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted



T PLAN:TRANSMITTED Case #: PP23885

Parcel: 836-031-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13                   USE - LANDSCAPE INSTALL INSPECT (cont.)                   RECOMMND

to the Planning Department and the Department of Building and Safety.

TRANS DEPARTMENT

90.TRANS. 1                   USE - IMP PLANS                   RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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.

90.TRANS. 5                   USE - SIGNING & STRIPING                   RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 8                   USE STREETLIGHT AUTHORIZATION                   RECOMMND

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

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

90.TRANS. 9                   USE - STREET LIGHTS INSTALL                   RECOMMND

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

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



T PLAN:TRANSMITTED Case #: PP23885

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - STREET LIGHTS INSTALL (cont.)

RECOMMND

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

90.TRANS. 13 USE -ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Street lights on ( Elhers Boulevard ).

90.TRANS. 15 USE - IMPROVEMENTS

RECOMMND

Ehlers Boulevard along project boundary is a paved County maintained road designated as a Local Street and shall be improved with 6" concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (36'/60') (Modified)

The above mentioned improvements to Elhers Boulevard shall apply to the area being developed (approximately 500-feet of frontage on Elhers Boulevard). In the event the northerly contiguous property develops or PP23885 expands the proposed building, whichever comes first, the remaining improvements on Elhers Boulevard shall be constructed.

The street improvement plans for Elhers Boulevard shall be designed from projects southerly boundary line (southerly property line) to projects northerly property line as approved by the Transportation Department.

90.TRANS. 18 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - UTILITY PLAN (cont.)

RECOMMNE

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.

90.TRANS. 19

USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 20

USE - DRIVEWAY

RECOMMND

Driveways shall be designed and constructed in accordance with County Standard No. 207A pages 1 and 2, and shall be located in accordance with Exhibit "A-1 & A-2", Amended No. 2 for Plot Plan No. 23885, as approved by the Transportation Department.





**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 22, 2008

**RECEIVED**

**JAN 05 2008**

Judith Deertrack, Project Planner  
Riverside County Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

Riverside County  
Planning Department  
Desert Office

**RE: Plot Plan No. 23885**

**Proposal: The Plot Plan proposes to construct a 9,000 sq. ft. church with an outdoor amphitheater and recreational area.**

**APN: 836-031-006**

Dear Ms. Deertrack:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of West Riverside Drive, west of West 11<sup>th</sup> Avenue and East of Defrain Boulevard, in the Palo Verde Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

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




contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner IV

RR:JV/jv

PD 72362v2





# CITY OF BLYTHE

DEPARTMENT OF PUBLIC WORKS  
440 SOUTH MAIN STREET  
BLYTHE, CALIFORNIA 92225-2717  
PHONE (760) 922-6611  
FAX (760) 922-0278

March 25, 2009

Calvary Chapel Blythe  
Pastor Mick Catron  
P.O. Box 1102  
Blythe, CA 92226

RE: Will serve request for water service Calvary Chapel APN 836-031-006

Dear Pastor Catron:

I am in receipt of your inquiry dated Feb 19, 2009 requesting a will serve letter for water, service for your new church to be located on Ehlers Blvd APN 836-031-006.

On March 24<sup>th</sup> 2009 the Blythe City Council took action to allow Calvary Chapel to connect to the City of Blythe Water System located on Riverside Drive.

The project shall be responsible for all engineering construction and inspection cost associated with the approximately 1200 feet of 8" water line including but not limited to pipe, fire hydrants, valves, pavement, water connection fees, compaction and testing.

Full compliance with all conditions, city specifications and city standards shall be met prior to the activation of any City of Blythe services for water.

I look forward to working with you. Should you have any further questions on this issue, please feel free to contact the Department of Public Works at 760-922-6611.

Sincerely,

Jim Rodkey  
Public Works Director

Cc: Chad Aaby, City Engineer



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☐ TRACT MAP  
☐ REVISED MAP  
☒ PARCEL MAP

- ☐ MINOR CHANGE  
☐ REVERSION TO ACREAGE  
☐ AMENDMENT TO FINAL

- ☐ VESTING MAP  
☐ EXPIRED RECORDABLE MAP

**RECEIVED**  
DEC 11 2008

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36025 DATE SUBMITTED: 12/11/08

**APPLICATION INFORMATION**

Applicant's Name: Molly McMillan E-Mail: molly.greenlight@earthlink.net

Mailing Address: 1456 E. Brockton Ave  
Redlands CA 92374  
City State ZIP

Daytime Phone No: (951) 233-4367 Fax No: ( ) n/a

Engineer/Representative's Name: Charles Hess Survey E-Mail: brian@hesssurvey.com

Mailing Address: PO Box 578  
Nuevo CA 92567  
City State ZIP

Daytime Phone No: (951) 325-2200 Fax No: (951) 639 9661

Property Owner's Name: Calvary Chapel E-Mail: \_\_\_\_\_

Mailing Address: PO Box 1102  
Blythe CA 92226  
City State ZIP

Daytime Phone No: (760) 922-4673 Fax No: ( ) n/a

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

(PP23885)

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.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Molly McMillan

PRINTED NAME OF APPLICANT

Molly McMillan

SIGNATURE OF APPLICANT

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

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

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

Calvary Chapel of Blythe, Inc. / Michael Catron

PRINTED NAME OF PROPERTY OWNER(S)

Michael Catron

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 836-031-006

Section: 30 Township: 6S Range: 23E

Approximate Gross Acreage: 34.13

General location (cross streets, etc.): North of W Riverside Dr, South of W 11th Ave, East of Defrain Blvd, West of Ehlers Blvd

Thomas Brothers map, edition year, page number, and coordinates: 2007, p5491, C-6



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

to divide the 34.13 acres into 2-10 acre parcels plus  
1-14.13 remainder parcel. The map is schedule H. and  
vesting map

Related cases filed in conjunction with this request:

COG 06827, MPP

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). MPP (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) ± 1500 ft

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) ± 2000 ft

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 3000

Estimated amount of fill = cubic yards 3000

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export? \_\_\_\_\_



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,890 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

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

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☒ Colorado River

### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Nolly Belier

Date 12/11/08

Owner/Representative (2) \_\_\_\_\_

Date \_\_\_\_\_



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman · Planning Director

Paul Reck  
fax 951 346 3491

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP23885 DATE SUBMITTED: 11/14/08

### APPLICATION INFORMATION

Applicant's Name: Calvary Chapel of Blythe  
PO Molly McMillan E-Mail: molly.greenlight@earthlink.net

Mailing Address: 1456 E. Brockton Ave  
Redlands CA 92374  
City State ZIP

Daytime Phone No: (951) 233-4367 Fax No: ( ) n/a

Engineer/Representative's Name: Chavest Corp E-Mail: james.t@chavestcorp.com

Mailing Address: 5940 E. Shields Ave, Suite 101  
Fresno CA 93727  
City State ZIP

Daytime Phone No: (559) 291-0776 Fax No: (559) 291-1231

Property Owner's Name: Calvary Chapel of Blythe E-Mail: mickcatron@hotmail.com

Mailing Address: PO BOX 1102  
Blythe CA 92226  
City State ZIP

Daytime Phone No: (760) 922-4673 Fax No: ( ) n/a

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

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision; Vesting Map, PRD):

Construct new 8,890 sqft church building. No existing  
buildings to be used or demolished. No change in  
current zoning. By separate application, create 2-10 acre  
parcels and 1-4.13 acre parcel.

Related cases filed in conjunction with this request:

Tentative Parcel Map

Liquefaction Study

COC 06827

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a copy: Geologic Report

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1500 ft

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1500 ft

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 3000

Estimated amount of fill = cubic yards 3000

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither

What is the anticipated source/destination of the import/export?



**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 12,360 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the development project area exceed more than one acre in area? Yes ☒ No ☐

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

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☒ Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Leahy Ogilvie

Date 11/12/08

Owner/Representative (2) \_\_\_\_\_

Date \_\_\_\_\_



## CORPORATE AUTHORIZATION RESOLUTION

By:

Calvary Chapel of Blythe

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, Michael Moxley, certify that I am Secretary (clerk) of the above named corporation organized under the laws of California, Federal Employer I.D. Number 91-2159367, engaged in business under the trade name of Calvary Chapel of Blythe, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on 9-20-05 (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

AGENTS Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A. <u>Michael P. Catron (President/Pastor)</u>	<u>Michael P. Catron</u>	X
B. <u>Jeffrey Talbott (Vice Pres./Elder)</u>	<u>Jeffrey Talbott</u>	X
C. <u>Carla A. Pryor (Treasurer)</u>	<u>Carla A. Pryor</u>	X
D. _____	_____	X
E. _____	_____	X
F. _____	_____	X

POWERS GRANTED (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
<u>A</u>	(1) Exercise all of the powers listed in this resolution.	_____
<u>A, C</u>	(2) Open any deposit or share account(s) in the name of the Corporation.	<u>1</u>
<u>A, B, C</u>	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	<u>1</u>
<u>A, B</u>	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	<u>2</u>
<u>A, B</u>	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	<u>1</u>
<u>A, B, C</u>	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	<u>1</u>
_____	(7) Other _____	_____

LIMITATIONS ON POWERS The following are the Corporation's express limitations on the powers granted under this resolution.

EFFECT ON PREVIOUS RESOLUTIONS This resolution supersedes resolution dated \_\_\_\_\_. If not completed, all resolutions remain in effect.

## CERTIFICATION OF AUTHORITY

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions on page 2 and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

☒ If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on Dec. 17, 2006 (date).

Michael P. Catron  
Attest by One Other Officer

Michael S. Moxley  
Secretary



# RESOLUTIONS

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.
- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Pennsylvania. The designation of an Agent does not create a power of attorney; therefore, Agents are not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code) unless the agency was created by a separate power of attorney. Any provision that assigns Financial Institution rights to act on behalf of any person or entity is not subject to the provisions of 20 Pa.C.S.A. Section 5601 et seq. (Chapter 56; Decedents, Estates and Fiduciaries Code).

## FOR FINANCIAL INSTITUTION USE ONLY

Acknowledged and received on \_\_\_\_\_ (date) by \_\_\_\_\_ (initials) ☐ This resolution is superseded by resolution dated \_\_\_\_\_

Comments:



**HESS**

**SURVEY**

WWW.HESSSURVEY.COM

PO BOX 577 NILES IL 60456

PHONE: 951-325-2200

FAX: 951-639-9661

March 3, 2009

County of Riverside  
Planning Department  
38686 El Cerrito Rd  
Palm Desert, CA 92211

Re: Notification Labels PM 36025

To whom it may concern:

This is a certification that the attached list is complete and accurate as shown on the latest equalized assessment roll and any updates thereof.

Feel free to contact me at 951-325-2200 if you have any questions.

Sincerely,



Brian T. Hess  
Owner, Hess Survey, LLC



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

**PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance ss. 348 & 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

The project consists of a Schedule H subdivision of approximately 34.13 acres into 3 parcels, with sizes of 10 acres, 10 acres and 14.13 acres, and a plot plan covering approximately 3.62 acres that proposed to develop an approximately 9,000 square foot church containing a 225 seat sanctuary, sunday school rooms, offices, a bookstore and coffeehouse, together with a 205 square foot restroom building, an outdoor recreation area/amphitheater, and a 99-space parking lot with a 36-space overflow parking area. The project site is located on the westerly side of Ehlers Blvd. and on the northerly side of Riverside Avenue. (Quasi-Judicial)

TIME OF HEARING: 1:30 or as soon as possible thereafter.  
DATE OF HEARING: September ?, 2009  
PLACE OF HEARING: Lake Tamarisk Clubhouse, Desert Center CA

For further information regarding this project, please contact David Mares, Principal Planner at 760- 863-7050 or e-mail [dmares@rctlma.org](mailto:dmares@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/dh.html](http://www.tlma.co.riverside.ca.us/planning/dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: David Mares/Judy Deertrack  
38686 El Cerrito Road, Palm Desert, CA 92211



836-031-001,002, 836-032-001  
Laub Farmland  
C/O Dorothy Proctor  
Box 752, Blue Jay Ca. 92317

836-031-003  
Jack Calabrese  
11980 N. Defrain Rd.  
Blythe Ca. 92225

836-031-005  
Christian & Frankie Menese  
11520 W. Riverside Dr.  
Blythe Ca. 92225

836-032-004  
Michael & Sidney Jackson  
11330 W. Riverside Dr.  
Blythe Ca. 92225

836-050-001  
Daniel & Catherine Robinson  
11695 Riverside Dr.  
Blythe Ca. 92225

836-060-001  
Greg & Karen Johnson  
11484 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-002  
David & Eileen Zezulka  
11456 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-003  
Danuario & Sandra Figueroa  
11432 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-004  
Brandon & Dinorah Johnson  
11408 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-005  
Shawn & Melissa Copeland  
11384 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-006  
Russell & Madeline Adcock  
11356 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-007  
Jose Cortazar  
11332 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-008,010,011,012,016,020  
John & Doris Norton  
11306 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-009  
Johnny Farrell  
11288 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-013  
Barry & Kristy Bennett  
11333 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-014  
Mark & Diona Williams  
11357 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-015  
Robert & Karrie Kidd  
11385 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-017,018  
Tom Nguyen  
11433 Desert Trailways Ln.  
Blythe Ca. 92225

836-160-019  
Nancy King  
11485 Desert Trailways Ln.  
Blythe Ca. 92225

836-040-001  
Steven & Robin Demeyer  
11230 Riverside Ave.  
Blythe Ca. 92225

836-040-002  
Gertrude Osburn  
11180 Riverside Ave.  
Blythe, Ca. 92225

836-032-005  
Thomas Sutterfield  
P.O. Box 1204  
Blythe Ca. 92226

836-050-003  
M C Wells  
520 Fairway Dr.  
Novato, Ca. 94949

836-032-010, 011  
Palo Verde Unified School District  
295 N. First St.  
Blythe Ca. 92225

836-032-012  
City of Blythe  
235 N. Broadway  
Blythe Ca. 92225

836-050-012  
PVID  
180 W. 14<sup>th</sup> Ave.  
Blythe Ca. 92225

Hess Survey LLC  
P.O. Box 578  
Nuevo Ca. 92567

Calvary Chapel Blythe  
C. Astor Michael Catron  
P.O. Box 1102  
Blythe Ca. 92226

Palo Verde Unified School District  
295 N. First St.  
Blythe Ca. 92225

City of Blythe  
235 N. Broadway  
Blythe Ca, 92225





Palo Verde Irrigation Dist.  
180 W. 14<sup>th</sup> Ave.  
Blythe, CA 92225

Southern California Edison  
36100 Cathedral Canyon  
Cathedral City, CA 92234

Southern California Gas Co.  
211 N. Sunrise Way  
Palm Springs, CA 92262

Verizon  
295 N. Sunrise Way  
Palm Springs, CA 92262

City of Blythe  
Development Services Dept.  
235 N. Broadway  
Blythe, CA 92225

Palo Verde Unified School Dist.  
187 North 7<sup>th</sup> Street  
Blythe, CA 92225

**EASTERN INFORMATION CENTER**  
Archeological Research Unit  
University of California  
Riverside, CA 92521

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814

Molly McMillan  
1456 E Brockton Ave  
Redlands, CA 92374

Hess Survey  
P.O. Box 578  
Nuevo, CA 92567

Calvary Chapel of Blythe  
P.O. Box 1102  
Blythe, CA 92226

Chavest Corp  
5940 E Shields Ave, Ste. 101  
Fresno, CA 93727

Extra Labels for  
PM36025 / PP23885



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: EA42106, Tentative Parcel Map No. 36025 and Plot Plan No. 23885

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

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

**COMPLETED/REVIEWED BY:**

By: David Mares Title: Principal Planner Date: September 3, 2009

Applicant/Project Sponsor: Calvary Chapel of Blythe Date Submitted: December 11, 2009

**ADOPTED BY:**

Planning Director

Person Verifying Adoption: David Mares Date: September 24, 2009

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

Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211

For additional information, please contact Judy Deertrack at (760) 863-8277.

Revised: 10/16/07

V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\PP23885\DH-PC-BOS Hearings\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42106 ZCFG05461

**FOR COUNTY CLERK'S USE ONLY**

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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I0803306

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: CALVARY CHAPEL OF BLYTHE  
paid by: CK 4264

\$64.00

CFG FOR EA42106 (PM36025 & PP23885)  
paid towards: CFG05461 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 11, 2008 15:03  
ELMARQUE posting date Dec 11, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I0900222

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: CALVARY CHAPEL OF BLYTHE  
paid by: CK 4285  
CFG FOR EA42106 (PM36025 & PP23885)  
paid towards: CFG05461 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

\$1,993.00

By KHAFLIGE Jan 28, 2009 10:44  
posting date Jan 28, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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