

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

4103



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 17 2014

SUBJECT: PLOT PLAN NO. 25309 - Applicant: Dennis Durfee – Third/Third Supervisorial District – Location: Northerly of Murrieta Hot Springs Road and easterly of Sky Canyon Drive – 4 Acres - Zoning: SP (Winchester Properties Specific Plan No. 213, Planning Area 10 - Commercial) - **REQUEST:** The Plot Plan proposes an approximately 20,000 square foot, single-story church building to be constructed in two phases with 209 parking spaces on approximately 4 acres of vacant land.

RECOMMENDED MOTION: That the Board of Supervisors take one of the following actions:

1. DENY PLOT PLAN NO. 25309, based on the inconsistency determination of the Riverside County Airport Land Use Commission (ALUC),

OR

2. DIRECT Planning staff to prepare draft findings and conclusions regarding consistency with the purposes of the State Aeronautics Act, pursuant to the State of California Public Utilities Code, so as to enable the possibilities of an overrule of the ALUC determination, to circulate such findings to the ALUC and the California Department of Transportation, Division of Aeronautics, for comments, and to schedule and re-advertise this project with its associated Environmental Assessment for a new public hearing before the Board of Supervisors based on the timeframes
(Continued on next page)

Juan C. Perez
TLMA Director/Interim Planning
Director

JCP:hk
D.M.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|------------------------------|----------------------|-------------------|-------------|-------------------------------|--|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | Consent <input type="checkbox"/> Policy <input type="checkbox"/> |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | |
| SOURCE OF FUNDS: None | | | | Budget Adjustment: N/A | |
| | | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: N/A

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25309**

DATE: April 17, 2014

PAGE: Page 2 of 2

described in the background section. Any overrule decision requires a two-thirds vote of the Board of Supervisors (a 4/5 vote if all members participate).so the consistency findings and conclusions can be considered by the Board.

BACKGROUND:

Summary

On February 21, 2013, a plot plan application was submitted for an approximately 20,000 square foot, single-story church building to be constructed in two phases with 209 parking spaces on approximately 4 acres of vacant land.

On June 13, 2013, the proposal was heard by Airport Land Use Commission (ALUC). The ALUC found the project to be inconsistent based on the fact that the proposed project exceeded both the average and single-acre non-residential intensity criteria for Compatibility Zone C of the French Valley Airport.

On October 22, 2013, Board of Supervisors authorized a Fast Track status for the Plot Plan in order for the project to move directly to the Board for review.

The Planning Department can only make a "Potentially Significant Impact" determination within the Environmental Assessment under the Hazards/Hazardous Materials – Airport section as a result of ALUC's determination that the project is inconsistent the with the French Valley Airport Land Use Compatibility Plan.

The Board of Supervisors (BOS) has the option to make findings that approval of the project is consistent with the purposes of the State Aeronautics Act, as specified in Section 21670 of the California Public Utilities Code. Under the Public Utilities Code Section 21676.5, a local agency may propose to overrule an ALUC after a hearing, by a two-thirds vote of its governing body, if it makes specific findings and gives ALUC and the Division of Aeronautics a 45-day notice prior to its decision to overrule an ALUC. ALUC and the Division of Aeronautics have 30 days to respond from the date of receipt of the draft findings. If the ALUC and the Division of Aeronautics do not comment within the 30 day, the BOS can act without them; otherwise the BOS must consider ALUC's and the Division of Aeronautics comments prior to making a decision.

Impact on Citizens and Businesses

In the event that the BOS is not able to make consistency findings, the project must be denied based on the ALUC "inconsistency" findings.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BUDGET ADJUSTMENT

N/A

B. CHANGE ORDER REPORT

N/A

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

DATE: May 1, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *Div M*

SUBJECT: PLOT PLAN NO. 25309

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 17 2014

SUBJECT: PLOT PLAN NO. 25309 - Applicant: Dennis Durfee – Third/Third Supervisorial District – Location: Northerly of Murrieta Hot Springs Road and easterly of Sky Canyon Drive – 4 Acres - Zoning: SP (Winchester Properties Specific Plan No. 213, Planning Area 10 - Commercial) - **REQUEST:** The Plot Plan proposes an approximately 20,000 square foot, single-story church building to be constructed in two phases with 209 parking spaces on approximately 4 acres of vacant land.

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OR

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(Continued on next page)

JCP:hk
D.M.

[Signature]
Juan C. Perez
TLMA Director/Interim Planning
Director

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|------------------------------|-----------------------------|--------------------------|--------------------|-------------------------------|--|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | Consent <input type="checkbox"/> Policy <input type="checkbox"/> |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | |
| SOURCE OF FUNDS: None | | | | Budget Adjustment: N/A | |
| | | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: N/A

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25309**

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PAGE: Page 2 of 2

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BACKGROUND:

Summary

On February 21, 2013, a plot plan application was submitted for an approximately 20,000 square foot, single-story church building to be constructed in two phases with 209 parking spaces on approximately 4 acres of vacant land.

On June 13, 2013, the proposal was heard by Airport Land Use Commission (ALUC). The ALUC found the project to be inconsistent based on the fact that the proposed project exceeded both the average and single-acre non-residential intensity criteria for Compatibility Zone C of the French Valley Airport.

On October 22, 2013, Board of Supervisors authorized a Fast Track status for the Plot Plan in order for the project to move directly to the Board for review.

The Planning Department can only make a "Potentially Significant Impact" determination within the Environmental Assessment under the Hazards/Hazardous Materials – Airport section as a result of ALUC's determination that the project is inconsistent the with the French Valley Airport Land Use Compatibility Plan.

The Board of Supervisors (BOS) has the option to make findings that approval of the project is consistent with the purposes of the State Aeronautics Act, as specified in Section 21670 of the California Public Utilities Code. Under the Public Utilities Code Section 21676.5, a local agency may propose to overrule an ALUC after a hearing, by a two-thirds vote of its governing body, if it makes specific findings and gives ALUC and the Division of Aeronautics a 45-day notice prior to its decision to overrule an ALUC. ALUC and the Division of Aeronautics have 30 days to respond from the date of receipt of the draft findings. If the ALUC and the Division of Aeronautics do not comment within the 30 day, the BOS can act without them; otherwise the BOS must consider ALUC's and the Division of Aeronautics comments prior to making a decision.

Impact on Citizens and Businesses

In the event that the BOS is not able to make consistency findings, the project must be denied based on the ALUC "inconsistency" findings.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BUDGET ADJUSTMENT

N/A

B. CHANGE ORDER REPORT

N/A

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

N/A

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: H. P. Kang/Lisa Edwards
Board of Supervisors: May 20, 2014

PLOT PLAN NO. 25309
Environmental Assessment No. 42576
Applicant: Dennis Durfee
Engineer/Representative: Kevin Richer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a 20,000 square foot single story church building in two phases with 209 parking spaces on approximately 4 acres of vacant land in the French Valley area.

The project is located north of Murrieta Hot Springs Road and east of Sky Canyon Drive, more specifically 38980 Sky Canyon Drive near the French Valley Area.

ADDITIONAL INFORMATION:

On October 22, 2013, Board of Supervisors authorized a Fast Track status for Plot Plan No. 25309.

On June 13, 2013, the proposal was heard by Airport Land Use Commission (ALUC). The ALUC Commission heard and found the project inconsistent based on the proposed project exceeding both average and single-acre non-residential intensity criteria for Compatibility Zone C.

Based on the "Inconsistency" determination by the ALUC, Planning Department can only make "Potentially Significant Impact" determination in the Environmental Document under the Hazards/Hazardous Materials – Airport (Result in an inconsistency with an Airport Master Plan).

The Board of Supervisors (BOS) has the option to make new "Consistency" findings. Under the Public Utilities Code Section 21676.5, the local agency may propose to overrule the commission after the hearing by a two-thirds vote of its governing body if it makes specific findings and give the ALUC 45 days prior to the decision to overrule the commission. The ALUC has then 30 days to respond from the receipt of the decision and findings. If the ALUC's comments are not available within the 30 day, the BOS can act without them.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to the south, north, and west, Open Space: Conservation (OS:C) to the east. |
| 3. Existing Zoning: | Winchester Properties Specific Plan No. 213, Planning Area 10 Commercial |
| 4. Surrounding Zoning: | Winchester Properties Specific Plan No. 213, Planning Area 10 and 23 Commercial to the west and south; Winchester Properties Specific Plan No. 213, Planning Area 2 Business Park to the north; Winchester Properties Specific Plan No. |

- 213, Planning Area 25 Riparian Greenbelt and Open Space to the east
5. Existing Land Use: Vacant
6. Surrounding Land Use: Church to the south; and Commercial development to the west; and Office building to the north; and Vacant and open space to the east.
7. Project Data: Total Acreage: 4.04 acres
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

PLANNING DEPARTMENT RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE ONE OF THE FOLLOWING ACTIONS;

OPTION A:

DENY PLOT PLAN NO. 25309, based on the inconsistency findings of Airport Land Use Commission (ALUC);

or,

OPTION B:

DIRECT staff to make "Consistency" findings and conclusions for the project, to re-notice, and schedule PLOT PLAN NO. 25309 for a new public hearing before the Board of Supervisors after sufficient time has elapsed to allow consideration of those findings and conclusions by the ALUC and the CALTRANS – Division of Aeronautics.

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. On February 21, 2013, the plot plan application for a 20,000 square foot single story church building in two phases with 209 parking spaces on approximately 4 acres of vacant land was submitted.
2. Plot Plan No 25309 would, if approved, allow the construction and operation of a church at the north of existing church at the northeast corner of Murrieta Springs Road and Sky Canyon Drive in French Valley Area of the County of Riverside. The property is currently vacant.
3. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) on the Southwest Area Plan which allows for development of churches.
4. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Additionally, the proposed religious institution is permitted in all designations. The proposed church will provide more options for a worship center for the nearby residences in the area.

5. The project site is surrounded by properties which are Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) to the south, north, and west, Open Space: Conservation (OS:C) to the east.
6. The proposed use is located within Planning Area No. 10 of the adopted Specific Plan No. 213, (SilverHawk).
7. The proposed church use is a permitted use within the Planning Area No. 10, which is designated as Commercial.
8. The use, an approx. 23,000 square foot single story church building in two phases with 209 parking spaces on approximately 4 acres of vacant land is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Planning Area's development standards.
9. The project site is surrounded by properties within same Planning Area No. 10 designation. The proposed site is adjacent to an existing church to the south, existing office uses to the north, an existing neighborhood commercial retail shopping center to the west, and an open space area (watercourse/drainage) with residential development beyond the open space area to the east.
10. The proposed use is within the French Valley Airport Influence Area Policy Area, which requires orderly development of French Valley Airport and the surrounding area, and compliance with the Airport Land Use Compatibility Plan for French Valley Airport as well as all applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan (SWAP11.1).
11. Under the French Valley Airport Influence Area, the property is designated in the Zone C and B1, with the proposed footprint of the building being in the Zone C designation.
12. On June 13, 2013, the proposal was heard by Riverside County Airport Land Use Commission (ALUC). The ALUC found the project inconsistent based on the proposed project exceeding both average and single-acre non-residential intensity criteria for Compatibility Zone C.
13. Within the Environmental Assessment prepared for this project, the Planning Department must therefore make a "Potentially Significant Impact" determination under the Hazards/Hazardous Materials – Airport section, which asks the question "*would the project result in an inconsistency with an Airport Master Plan?*" based on the ALUC "inconsistent" determination.
14. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. Because of the ALUC's Inconsistency determination, the proposed project is determined to be inconsistent with the French Valley Airport Land Use Policy Area.

3. Because of the ALUC's Inconsistency determination, the public's health, safety, and general welfare are not protected based on French Valley Airport Land Use Policy Area Zone C.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. Based on the Hazards/Hazardous Materials – Airport Section of the Environmental Assessment prepared for the proposed project there will be a significant effect on the environment because of the ALUC's Inconsistency determination.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A Fault Zone;
 - c. A High Fire Area; or,
3. The project site is located within:
 - a. Specific Plan (Winchester Properties);
 - b. Highway 79 Policy Area;
 - c. A Liquefaction Area;
 - d. A Subsidence Area;
 - e. Airport Influence Area;
 - f. Airport Compatibility Zone;
 - g. The Stephens Kangaroo Rat Fee Area;
 - h. A County Service Area;
 - i. A City Sphere of Influence;
 - j. Paleontological Sensitivity; and,
 - k. The Boundaries of the Temecula Valley Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 957-330-064 & 957-330-062.

HP: hk/dm

Y:\Planning Case Files-Riverside office\PP25309\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25309 Denial 031214.docx

Date Prepared: 03/26/13

Date Revised: 04/17/14

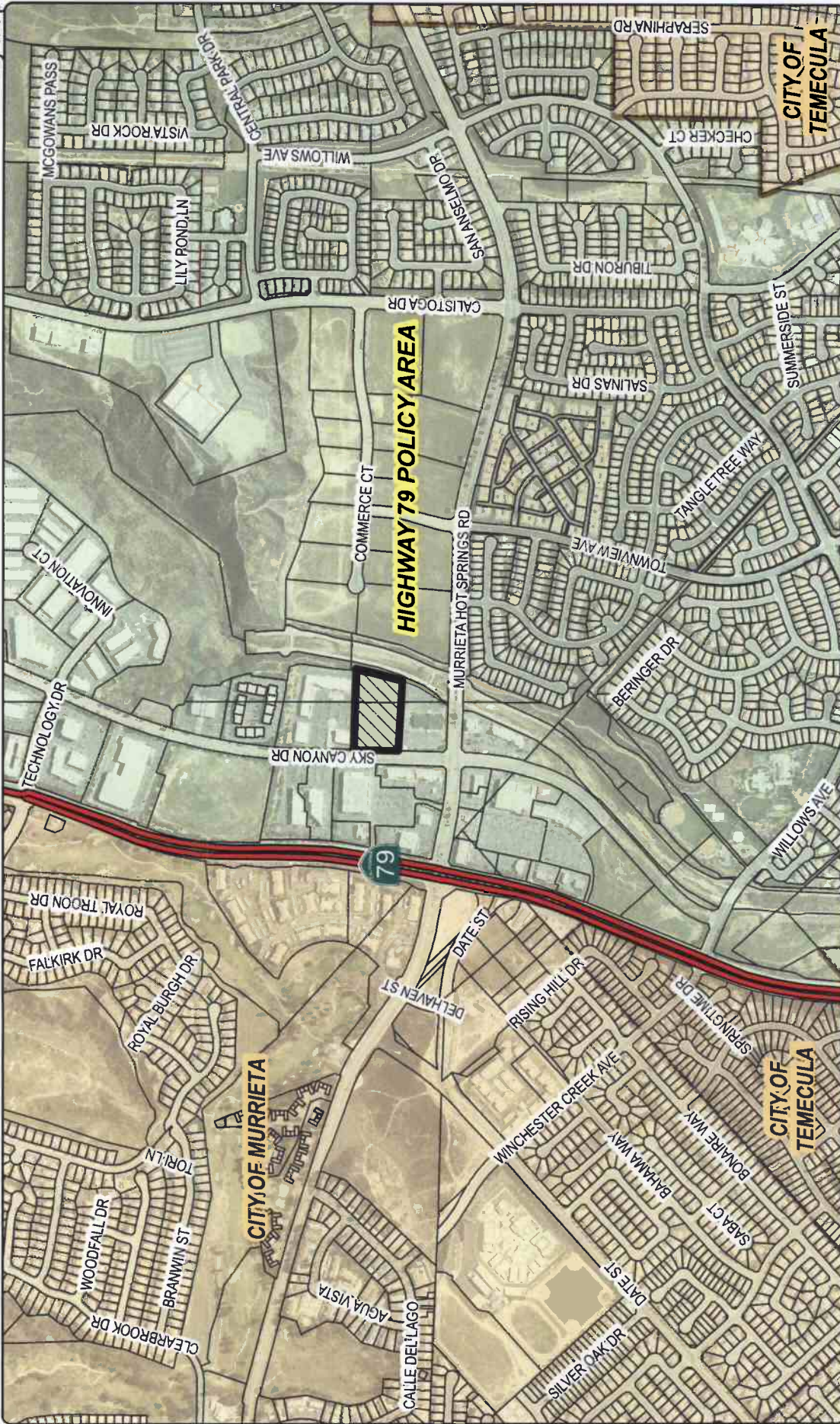
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25309

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 04/16/2014
Vicinity Map



Zoning Area: Rancho California
Township/Range: T7SR3W

Section: 24

Assessors Bk. Pg. 957-330
Thomas Bros. Pg. 929 A6

Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/indio.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

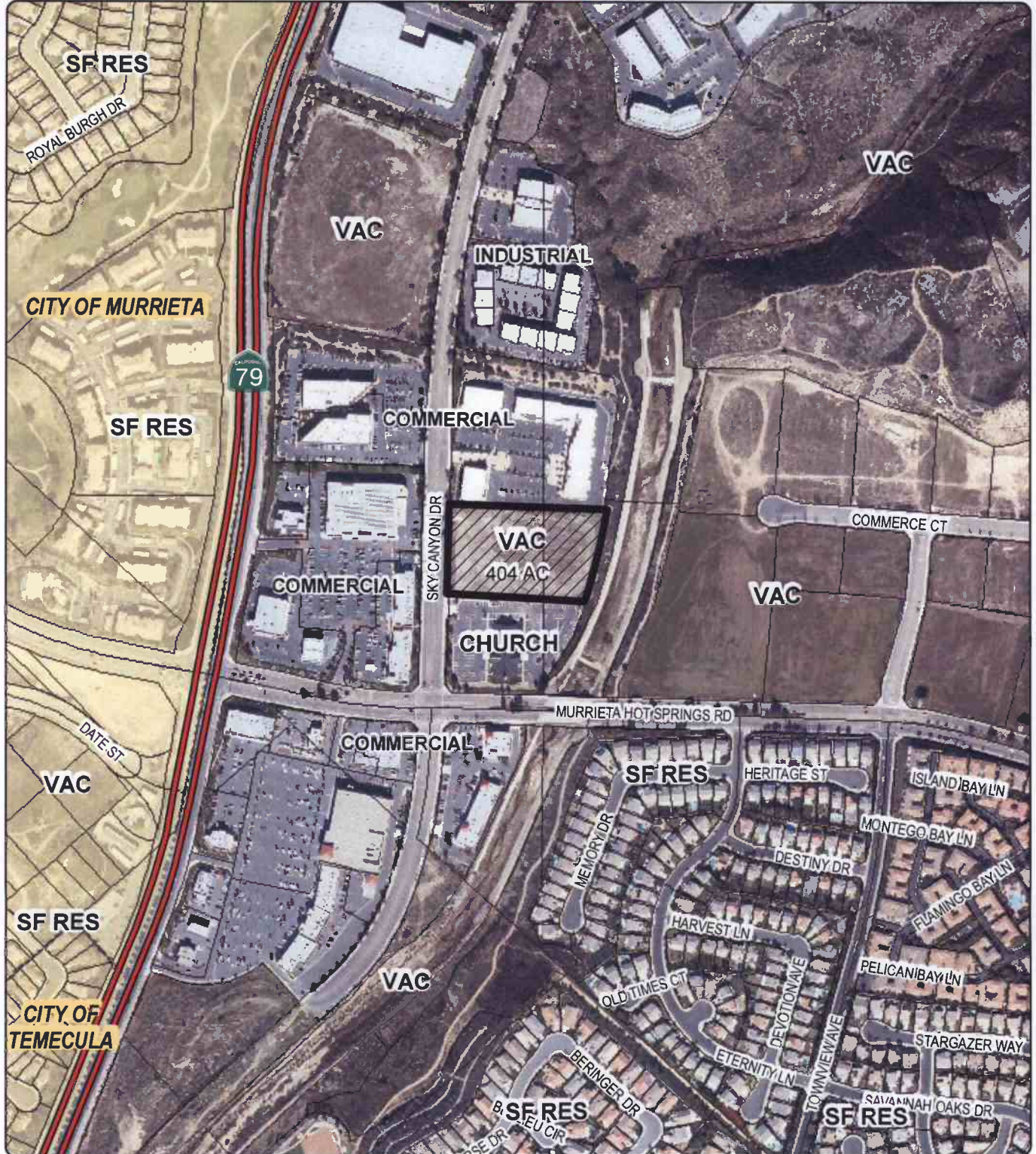
PP25309

LAND USE

Supervisor Stone
District 3

Date Drawn: 04/16/2014

Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR3W
Section: 24

Assessors Bk. Pg. 957-330
Thomas Bros. Pg. 929 A6
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

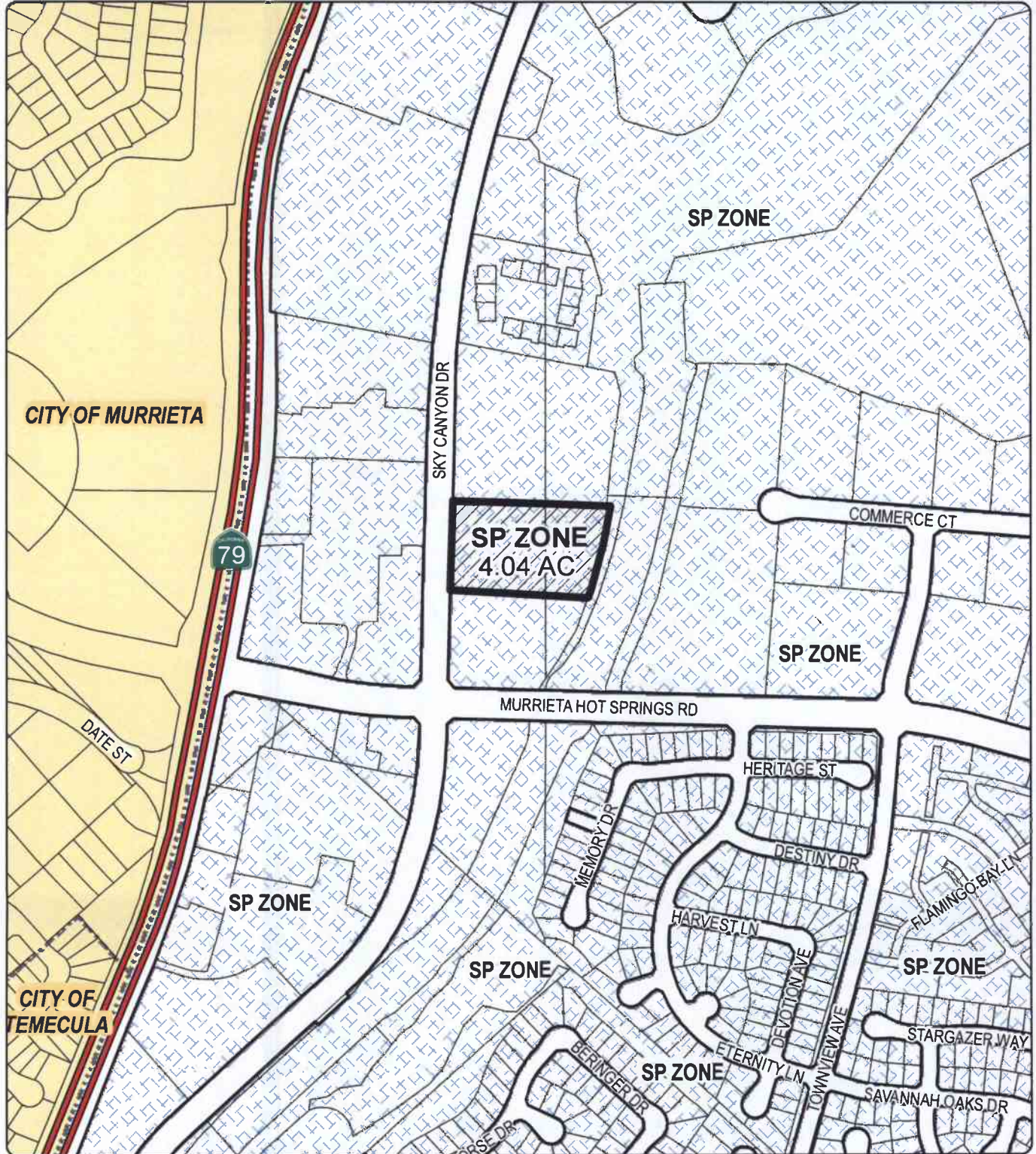
PP25309

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 04/16/2014

Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR3W
Section: 24

Assessors Bk. Pg. 957-330
Thomas Bros. Pg. 929 A6
Edition 2011



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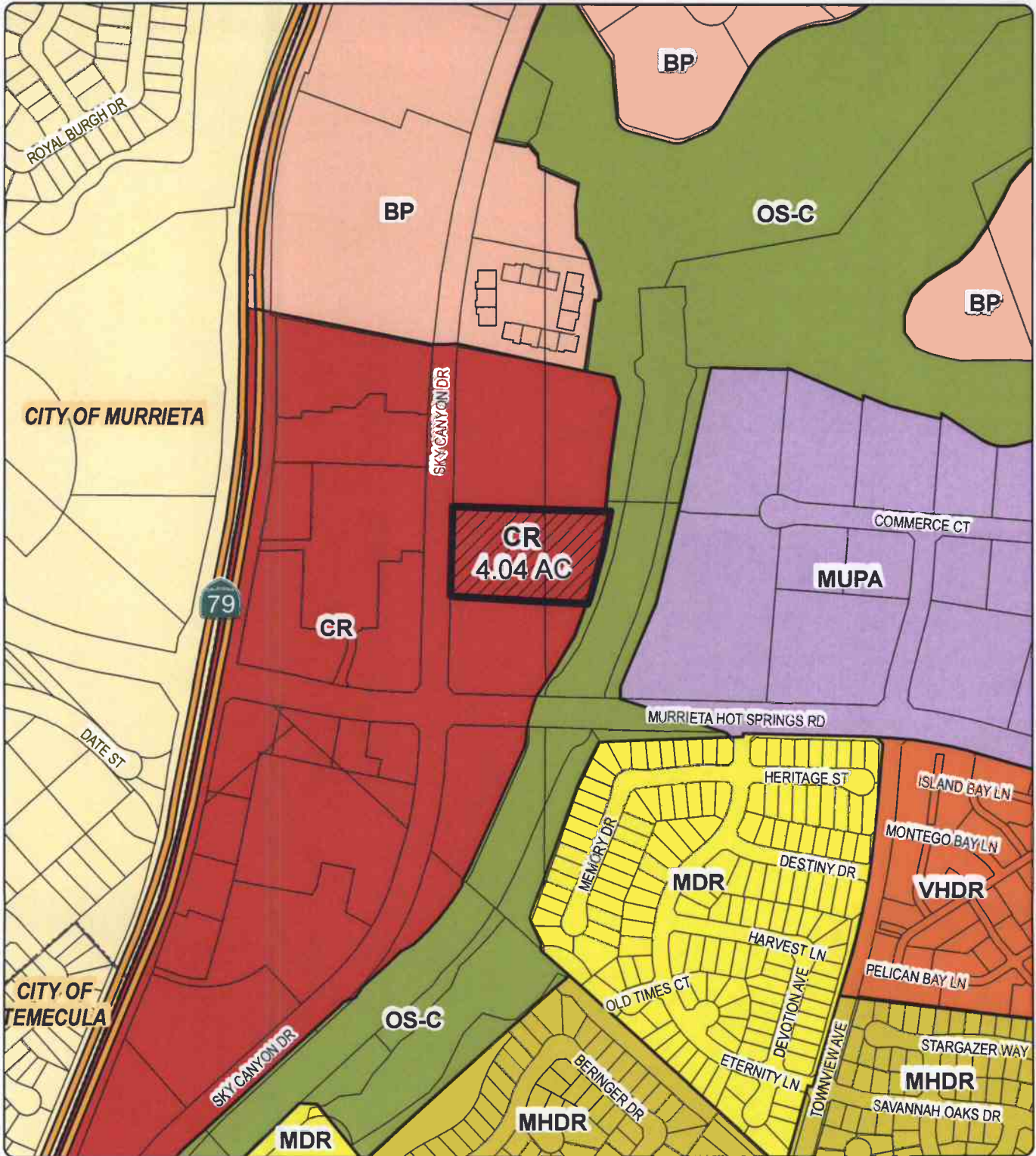
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25309

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 04/16/2014
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR3W
Section: 24

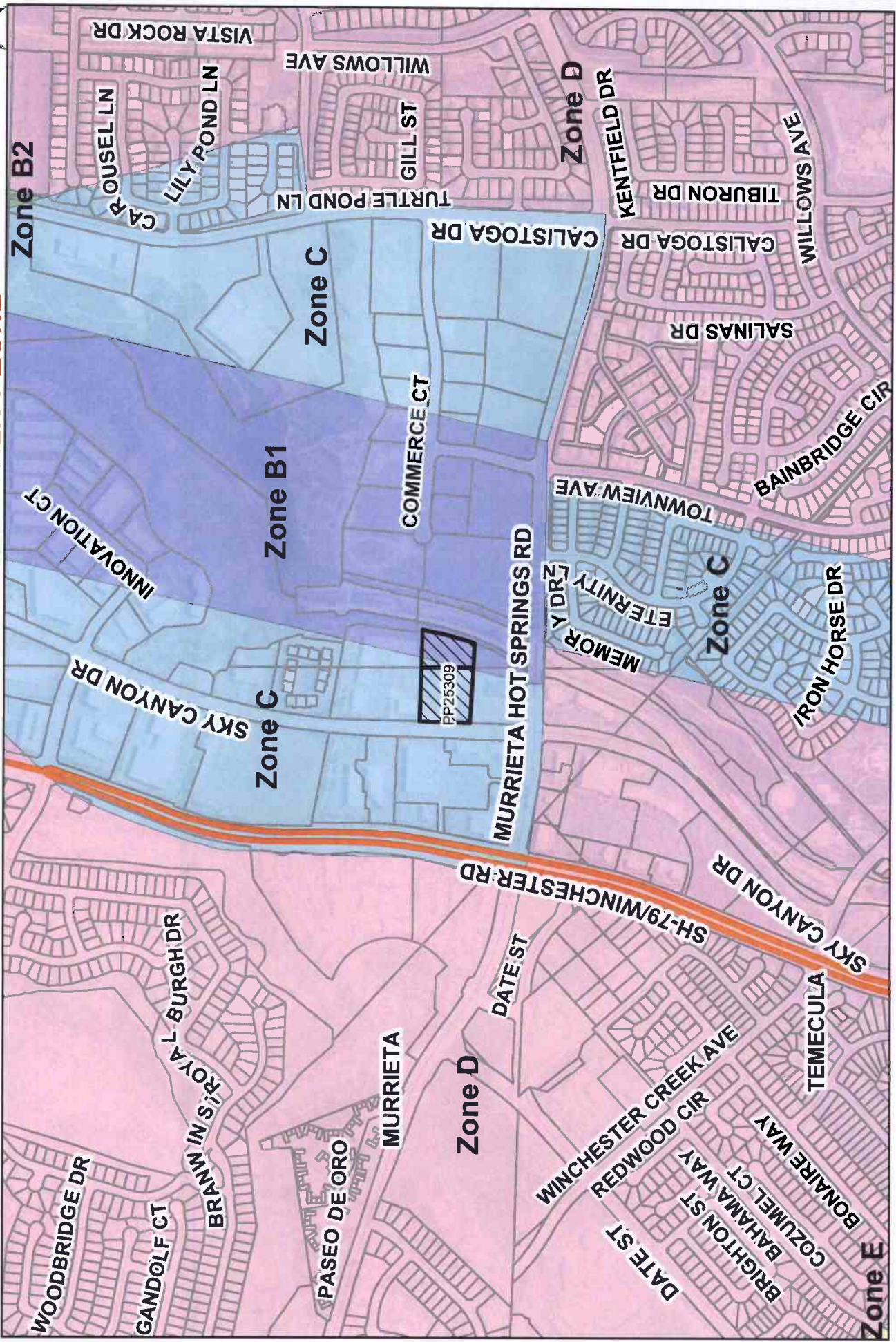
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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25309
FRENCH VALLEY AIRPORT COMPATIBILITY ZONE

Supervisor Stone
 District 3



The County of Riverside assumes no warranty, or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS users are advised to verify the most current information. Do not copy or resell this map.



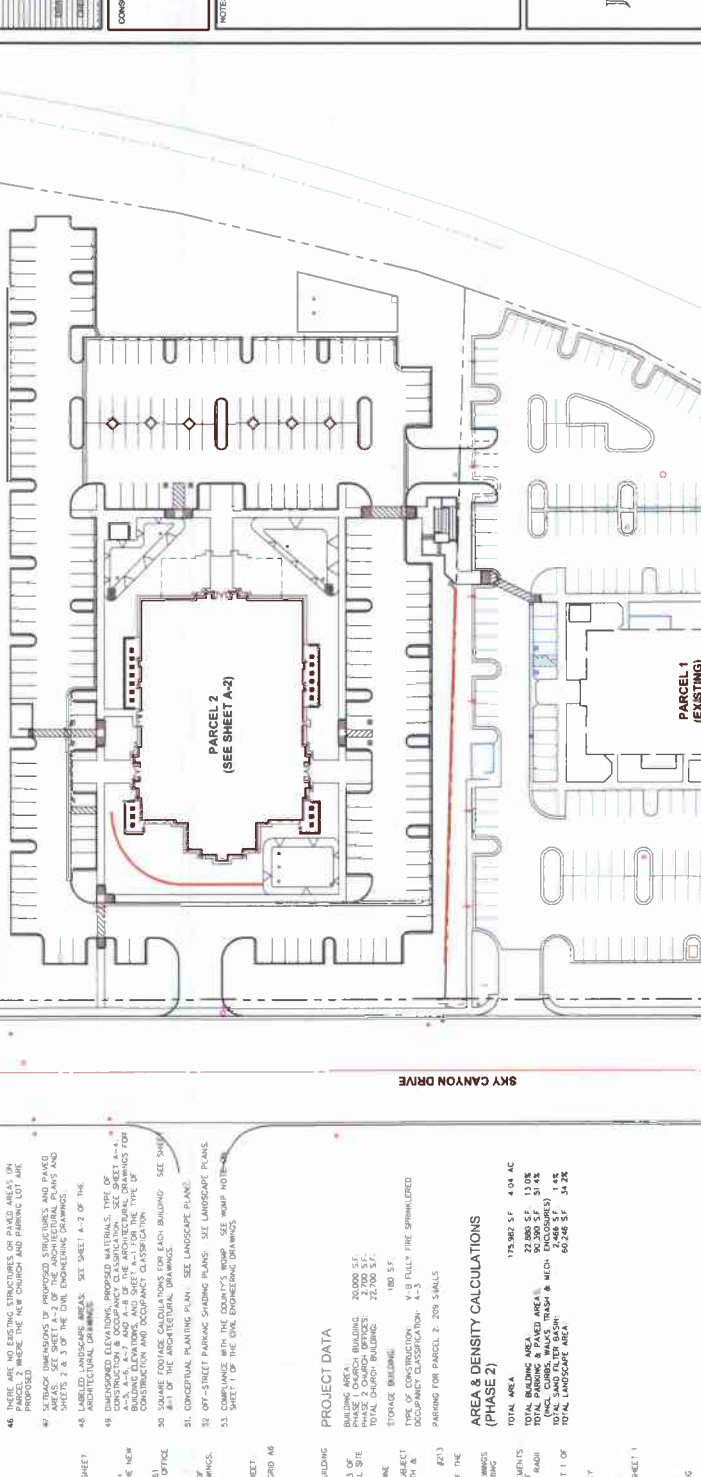
Orthophotos From 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by pnanthav on 4/15/2014

Feet
 0 250 500 1,000

NOTES:

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"



44. EXISTING DWELLINGS, BUILDINGS OR STRUCTURES, INCLUDING CONCRETE VADITCH ON THE SOUTH SIDE OF PARCEL 2 TO BE ABANDONED. SEE SHEET 3 OF THE CIVIL ENGINEERING DRAWINGS.

45. THE EXISTING CHURCH BUILDING AND THE EXISTING DRIVEWAY SHALL BE DEMOLISHED AND THE DRIVEWAY SHALL BE RECONSTRUCTED TO THE EXISTING DRIVEWAY WIDTH. SEE SHEETS A-1, A-2, A-3, A-4, A-5, A-6, A-7, AND A-8 OF THE ARCHITECTURAL DRAWINGS FOR THE CONSTRUCTION AND OCCUPANCY CLASSIFICATION.

46. THERE ARE NO EXISTING STRUCTURES OR PAVED AREAS ON PARCEL 2. THE NEW CHURCH AND PARKING LOT ARE PROPOSED.

47. SETBACK DIMENSIONS OF PROPOSED STRUCTURES AND PAVED AREAS SHALL BE AS SHOWN ON SHEETS A-1 THROUGH A-8 OF THE CIVIL ENGINEERING DRAWINGS.

48. LABELLED LANDSCAPE AREAS. SEE SHEET A-2 OF THE ARCHITECTURAL DRAWINGS.

49. DIMENSIONED ELEVATIONS, PROPOSED MATERIALS, TYPE OF FINISHES, AND FINISHES SHALL BE AS SHOWN ON SHEETS A-1 THROUGH A-8 OF THE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION AND OCCUPANCY CLASSIFICATION.

50. SQUARE FOOTAGE CALCULATIONS FOR EACH BUILDING. SEE SHEET A-1 OF THE ARCHITECTURAL DRAWINGS.

51. CONCEPTUAL PLANTING PLAN. SEE LANDSCAPE PLANS.

52. OPTI-STREET PARKING SHADING PLANS. SEE LANDSCAPE PLANS.

53. COMPLIANCE WITH THE COUNTY'S WMP. SEE WMP NOTATION SHEET 1 OF THE CIVIL ENGINEERING DRAWINGS.

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

PROJECT DATA

BUILDING AREA: 10,000 S.F.
 PHASE 2 CHURCH OFFICES: 2,700 S.F.
 TOTAL CHURCH BUILDING: 12,700 S.F.
 STORAGE BUILDING: 180 S.F.

TYPE OF CONSTRUCTION: V-B FULLY FINISHED SPRINKLERED OCCUPANCY CLASSIFICATION: C-3

PARKING FOR PARCEL 2: 209 SPACES

AREA & DENSITY CALCULATIONS (PHASE 2)

| | | |
|---|--------------|---------|
| TOTAL AREA | 175,962 S.F. | 4.04 AC |
| TOTAL BUILDING AREA | 12,980 S.F. | 13.02% |
| TOTAL PARKING & PAVED AREA | 90,300 S.F. | 51.3% |
| TOTAL IMPERVIOUS AREA (TOTAL PAVED AREA) - 1.4% | 2,448 S.F. | 1.4% |
| TOTAL LANDSCAPE AREA | 60,248 S.F. | 34.2% |

VICINITY MAP

NO SCALE

1. CONSULTANT: DENNIS BURTEE, 2112 W. CENTRAL, SANTA ANA, CALIFORNIA, CA 92707 (949) 498-8713
2. LAND OWNER: CORPORATION OF THE PRESBYTERIAN BISHOP OF THE SAN ANTONIO DIOCESE, 6705 SHANNON, SAN ANTONIO, TEXAS 78209 (214) 343-3333
3. EXISTING PREPARER: ARCHITECTURAL DENNIS BURTEE, 2112 W. CENTRAL, SANTA ANA, CALIFORNIA, CA 92707 (949) 498-8713. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
4. 40% PARCEL 2: 927-330-082 & 927-330-084
5. NORTH ARROW SHOWN ON PLAN SHEETS
6. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET
7. TITLE OF EXHIBIT SHOWN IN TITLEBLOCK OF EACH SHEET
8. PROJECT DESCRIPTION: CONSTRUCTION OF A NEW CHURCH AND CHURCH BUILDING WILL BE CONSTRUCTED IN TWO PHASES.
9. LEGAL DESCRIPTION: PARCEL 1 AND 2, PARCEL MAP 35561
10. LEGAL DESCRIPTION: PARCEL 1 AND 2, PARCEL MAP 35561
11. OVERALL DIMENSIONS: SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS. TOTAL NET AREA: 175,962 S.F.
12. EXHIBIT MAP: SEE SHEET A-1 OF THE ARCHITECTURAL DRAWINGS
13. EXHIBIT AMENDMENT BLOCK: IN TITLEBLOCK OF EACH SHEET
14. HOWARD BROTHERS MAP BOOK, 2012 EDITION, PG. 829, GRID A6
15. N.A. FOR CUP
16. N.A. FOR CUP
17. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
18. ADJOINING PROPERTY AND LOT LINES: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS AND THE ARCHITECTURAL SITE PLAN.
19. EXISTING ZONING: SP ZONE. PROPOSED ZONING: SP ZONE.
20. PROPERTY: SP ZONE. PROPOSED ZONING: SP ZONE.
21. SPECIFIC PLANS: WINCHESTER PROPERTIES PLAN NUMBER: 8713
22. UTILITY PLANS: WINCHESTER PROPERTIES PLAN NUMBER: 8713
23. CIVIL ENGINEERING DRAWINGS: SEE CIVIL ENGINEERING DRAWINGS
24. NAMES, LOCATIONS, NOTICES WITH INDICATORS AND IMPROVEMENTS TO EXISTING STREETS, AND APPROXIMATE STREET CENTERLINE (MIDLINE) SHALL BE AS SHOWN ON SHEET 1 OF THE CIVIL ENGINEERING DRAWINGS.
25. PRELIMINARY GRADING: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS.
26. STREET PROPOSED LEGAL ACCESS TO THE PROPERTY: SKY CANYON DRIVE.
27. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
28. TYPICAL STREET IMPROVEMENT CROSS-SECTIONS: SEE SHEET 1 OF THE CIVIL ENGINEERING DRAWINGS.
29. THERE ARE NO RIGHT-OF-WAY DEDICATIONS PROPOSED.
30. EXISTING TOPOGRAPHY OF THE SITE WITH CONTOUR LINES AND ELEVATIONS: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS.
31. SUBSURFACE SETTING: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS.
32. SUBSURFACE SETTING: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS.
33. SUBSURFACE SETTING: SEE SHEETS 2 & 3 OF THE CIVIL ENGINEERING DRAWINGS.
34. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
35. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
36. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
37. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
38. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
39. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
40. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
41. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
42. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
43. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
44. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
45. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.
46. THERE ARE NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

REQUIRED LAND USE AND DEVELOPMENT MATRIX INFORMATION NOT APPLICABLE

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

1 1 SITE PLAN - PARCEL 1 & PARCEL 2 1'-4"

Architect

15811 - Durfee Architects

73312 108 23898
Bonn, Channahon, IL 61515

MEMBER:
ARCHITECTS

CONSULTANT:

NOTES:

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Project Name:
**FRENCH VALLEY
CHURCH**
Sky Canyon Drive
Murreleta, CA 92563

| NO | REVISION | DATE |
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Plan Scale:

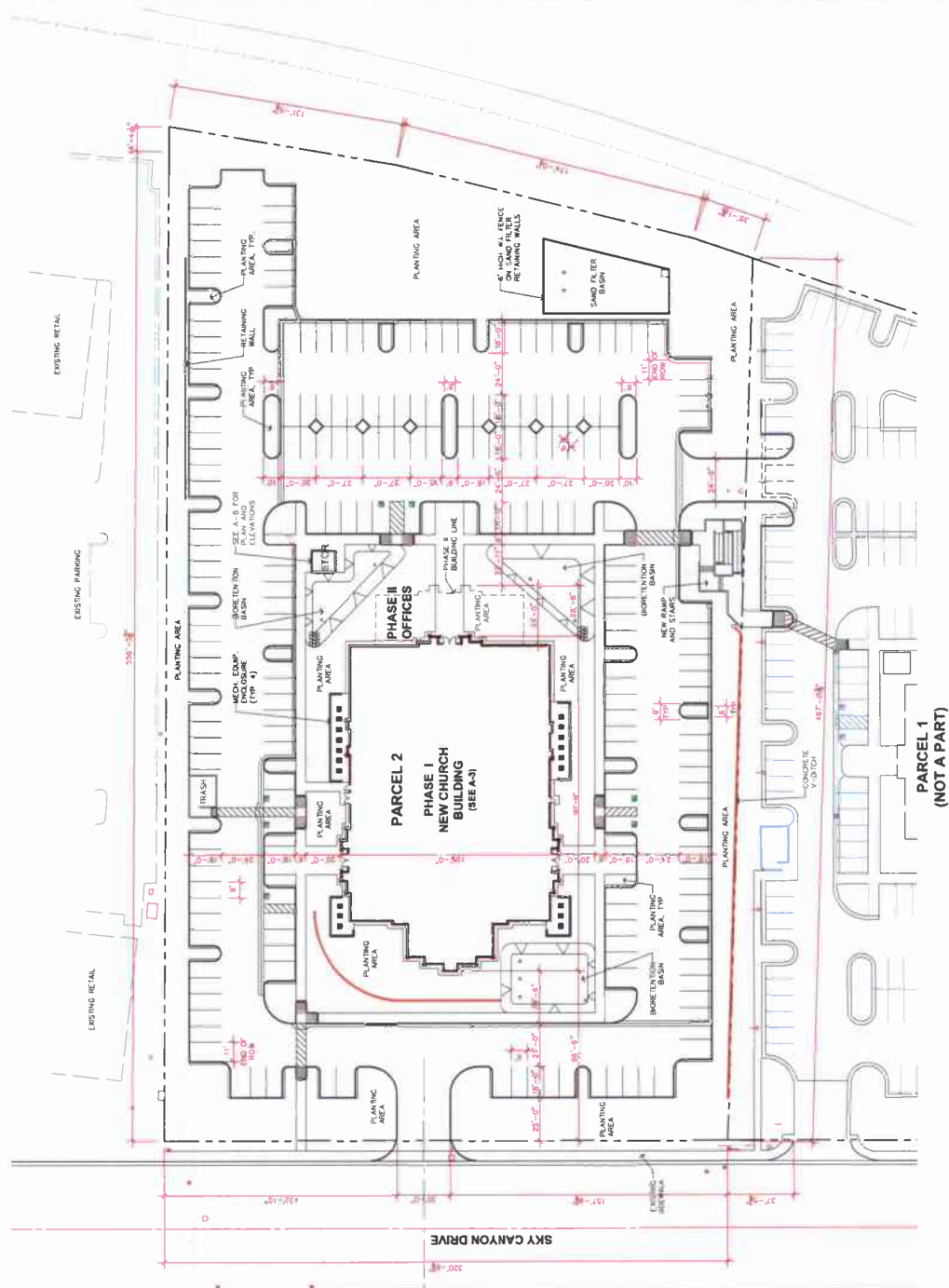
Project No.: DATE: Feb. 20 2013

SHEET TITLE: SITE PLAN - PARCEL 2

SHEET NO: A-2

LAND USE AND DEVELOPMENT MATRIX

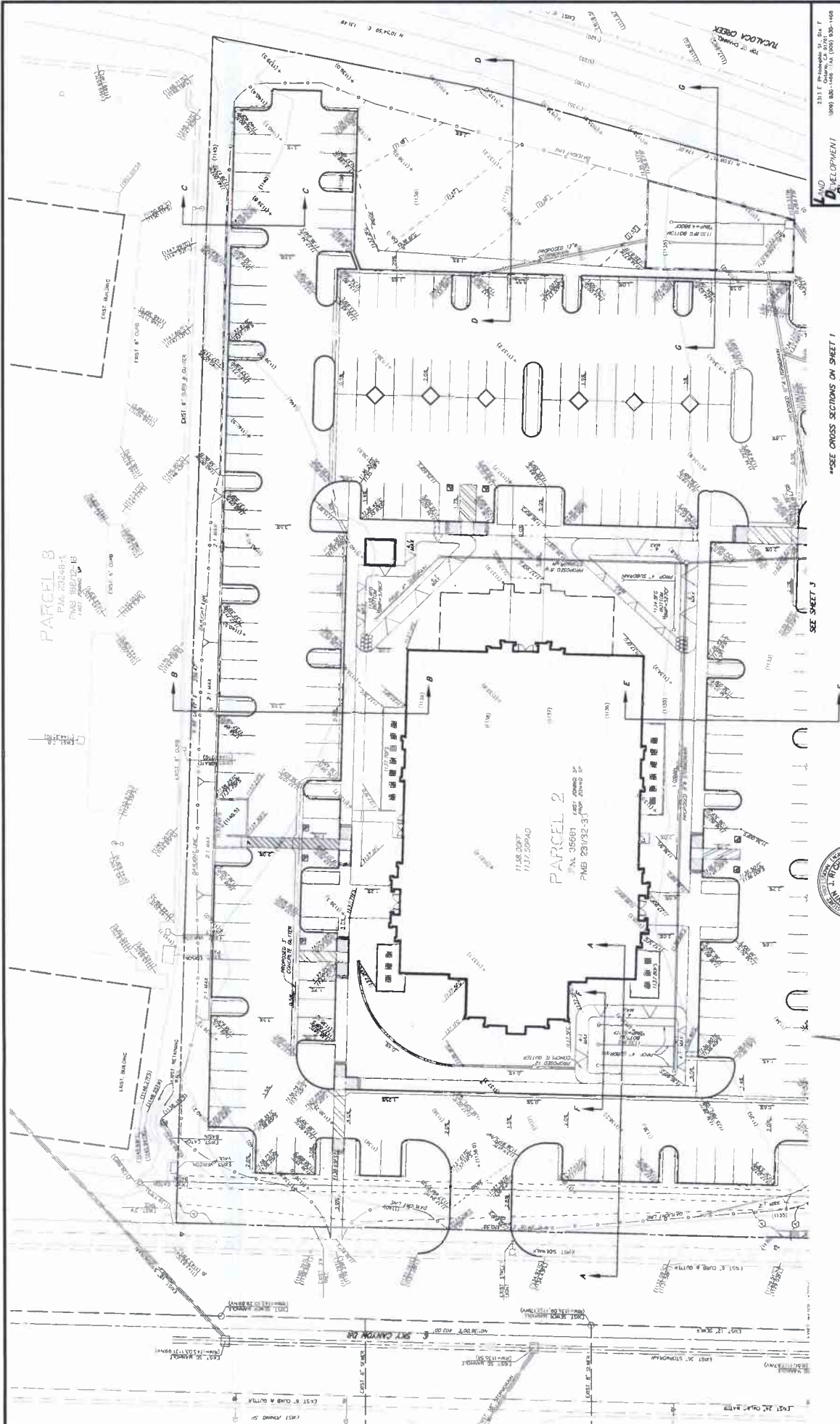
1. APPLICANT: DENNIS DURFEE, 2312 VA. CLAVEL, SAN CLEMENTE, CA 92673, (949) 498-8713
2. LAND OWNER: CORPORATION OF THE PRESBYTERIAN CHURCH OF MOUNTAIN VIEW, 10000 W. 10TH ST., SUITE 100, DENVER, CO 80202, (303) 733-1100
3. EXHIBIT PREPARED BY: ARCHITECTURAL: DENNIS DURFEE, 2312 VA. CLAVEL, SAN CLEMENTE, CA 92673, (949) 498-8713
4. APN PARCEL 2: 937-330-082 & 937-330-084
5. DRAWING SCALE INDICATED ON EACH SHEET.
6. NORTH ARROW SHOWN ON PLAN SHEETS.
7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.



SITE PLAN - PARCEL 2

1" = 30'

1



PARCEL 8
PAL. 23248-1
PMB 19872-1B

PARCEL 2
11,48,000'
11,37,000'
PAL. 05661 EAST 3RD ST
PALMDALE, CA 93551
PMB 231/32-3



REGISTERED UNDER THE SURVEYOR ACT
 CIVIL ENGINEERING
 LICENSE NO. 43714
 EXPIRES 12/31/2023
 APPROVED BY
 DATE

331 E. Philadelphia St., Ste. F
 Palmdale, CA 93550
 (800) 465-1400, (805) 935-1400

LAND DEVELOPMENT DESIGN COMPANY, LLC

PRELIMINARY GRADING PLAN
 PP804081

SITE
 SRT CANYON DRIVE
 PALMDALE, CA 93551

PREPARED FOR
 THE CORPORATION OF THE PALMDALE BOARD
 OF SUPERVISORS & PALMDALE
 CITY COUNCIL

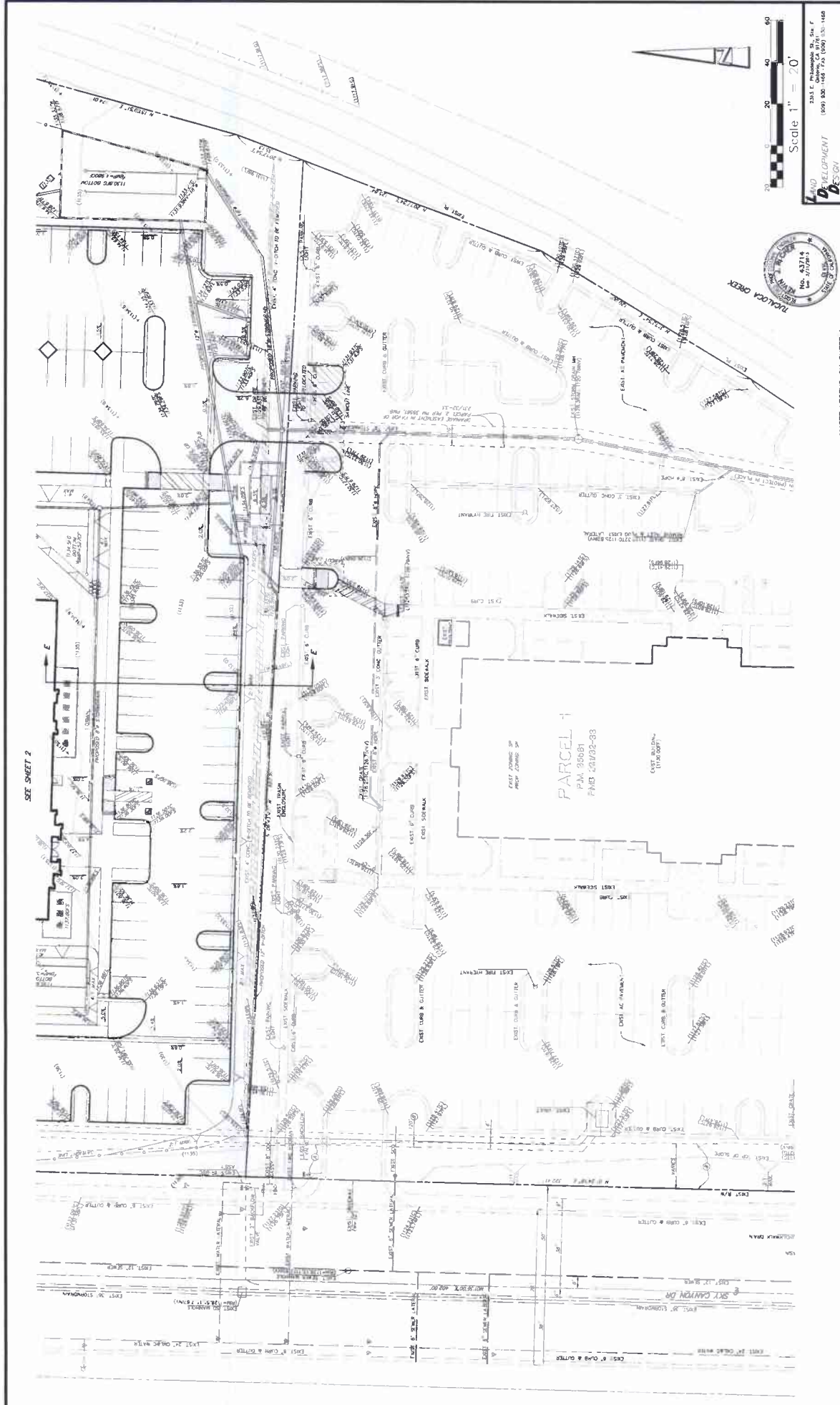
DATE: 11/14/2023
 SHEETS: 1 OF 1

SEE CROSS SECTIONS ON SHEET 1
 SEE LEGEND ON SHEET 1

DISCOUNT

DIAL TOLL FREE
 811
 ALL WORK TO GO
 BEFORE 11:00 AM

UNDERGROUND SERVICE AGENCY OF CALIFORNIA



SEE SHEET 2



201 E. BROADWAY, SUITE 100
 OAKLAND, CA 94612
 (415) 778-1100 FAX (415) 778-1105
DESIGN DEVELOPMENT
COMPANY, LLC



PRELIMINARY GRADING PLAN
PP1814001
 PREPARED FOR
 SIE
 10000 S. HAYDEN AVENUE
 MARBETTA, CA 92551

PREPARED UNDER THE SUPERVISION OF
 DATE: 02/23/14
 APPROVED BY:
 DATE:

BENCHMARK
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DISCOUNT DIAL TOLL FREE 811
 CALL BEFORE YOU DIG
 UNDERGROUND SERVICE AGENCY OF SOUTHERN CALIFORNIA

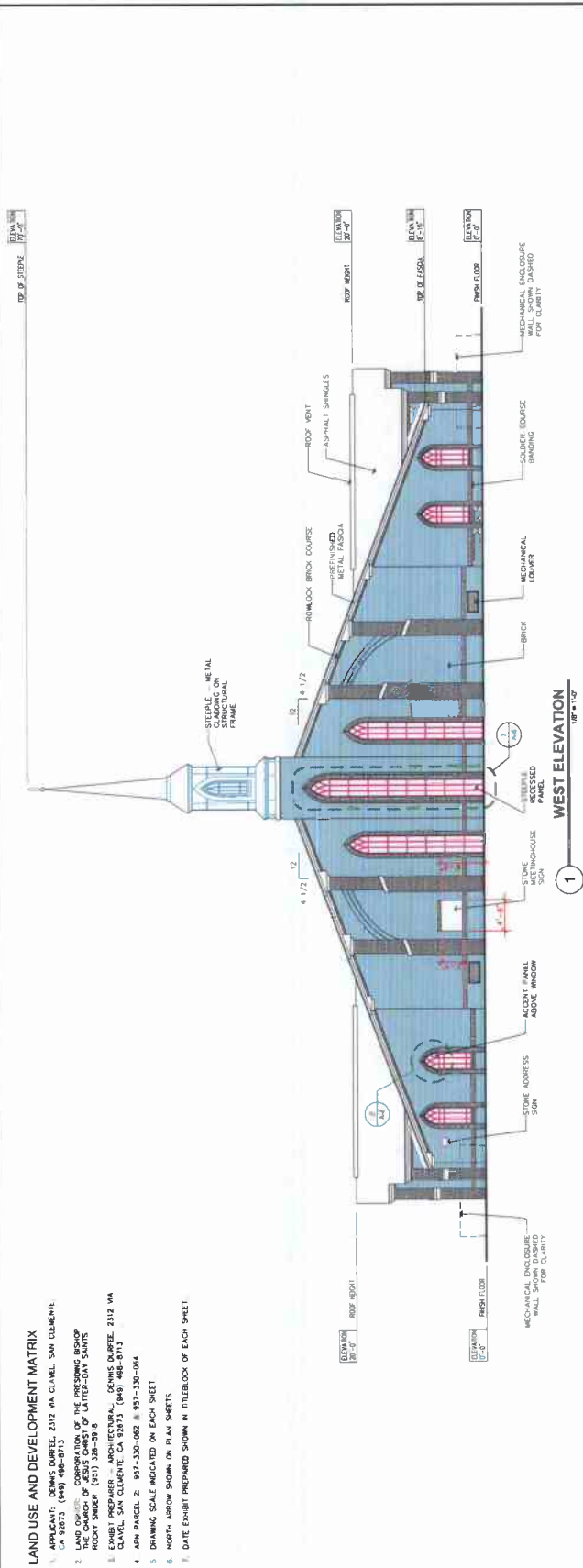
SEE LEGEND ON SHEET 1

| NO. | REVISION | DATE |
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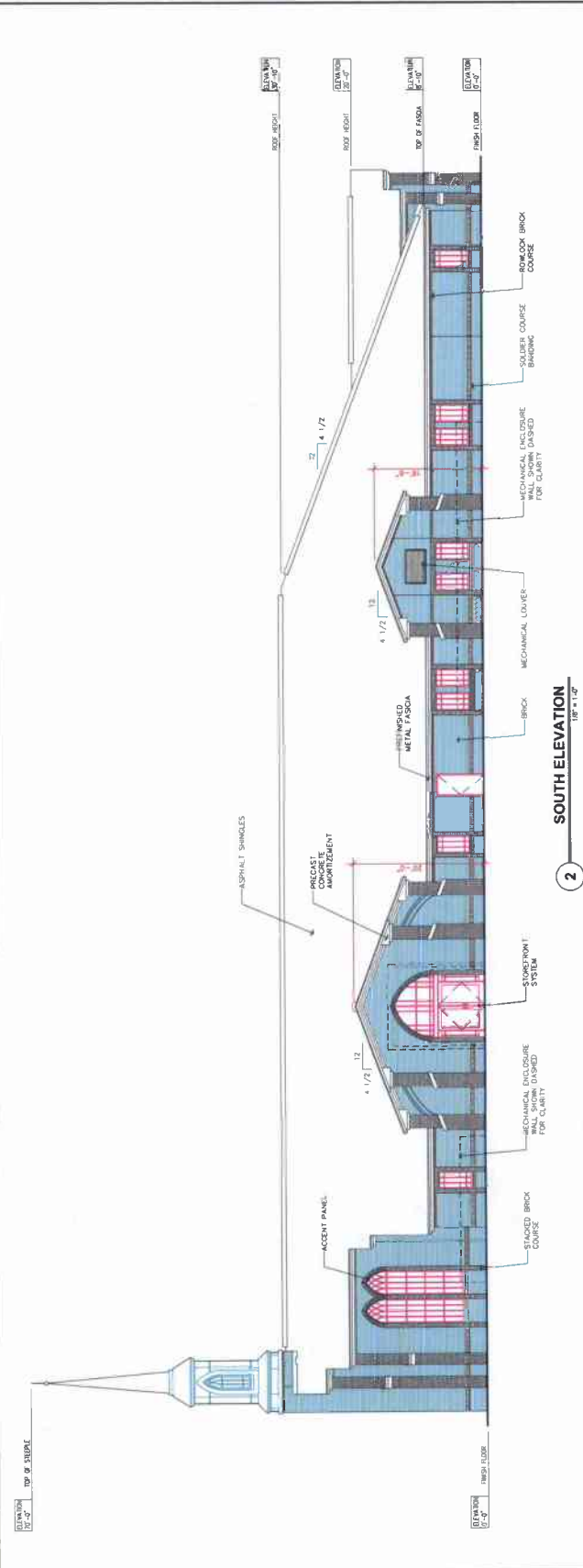
Plan Series:
Project No.:
Date: Feb. 20, 2013

SHEET TITLE:
EXTERIOR ELEVATIONS
Phase I

SHEET NO.
A-4



1
WEST ELEVATION
1/8" = 1'-0"



2
SOUTH ELEVATION
1/8" = 1'-0"

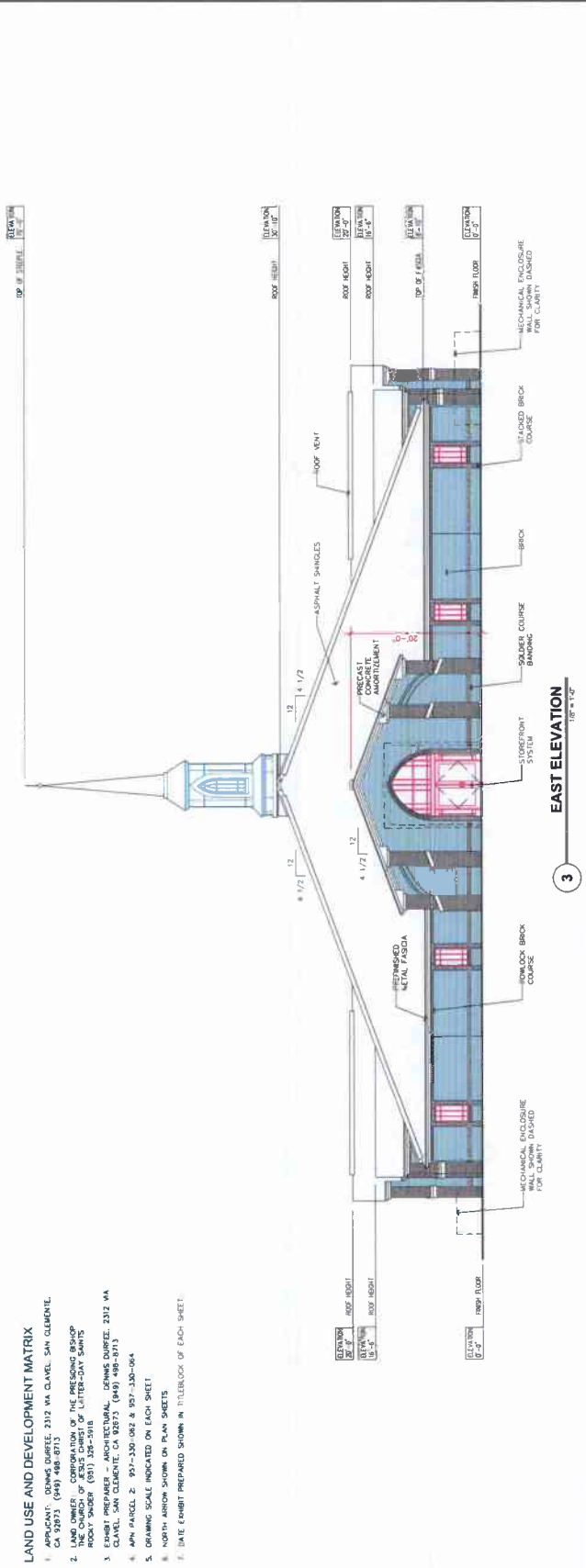
- LAND USE AND DEVELOPMENT MATRIX**
1. APPLICANT: DENNIS DURFEE, 2312 VA. CLEVEL, SAN CLEMENTE, CA 92673, (949) 466-8713
 2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP ROBERTSON, CORPORATION OF LATTER-DAY SAINTS, ROCKY MOUNTAIN, (917) 388-3918
 3. EXHIBIT PREPARER: ARCHITECTURAL DENNIS DURFEE, 2312 VA. CLEVEL, SAN CLEMENTE, CA 92673, (949) 466-8713
 4. APN PARCEL 2: 937-330-082 & 937-330-084
 5. DRAWING SCALE INDICATED ON EACH SHEET
 6. NORTH ARROW SHOWN ON PLAN SHEETS
 7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET

| NO. | REVISION | DATE |
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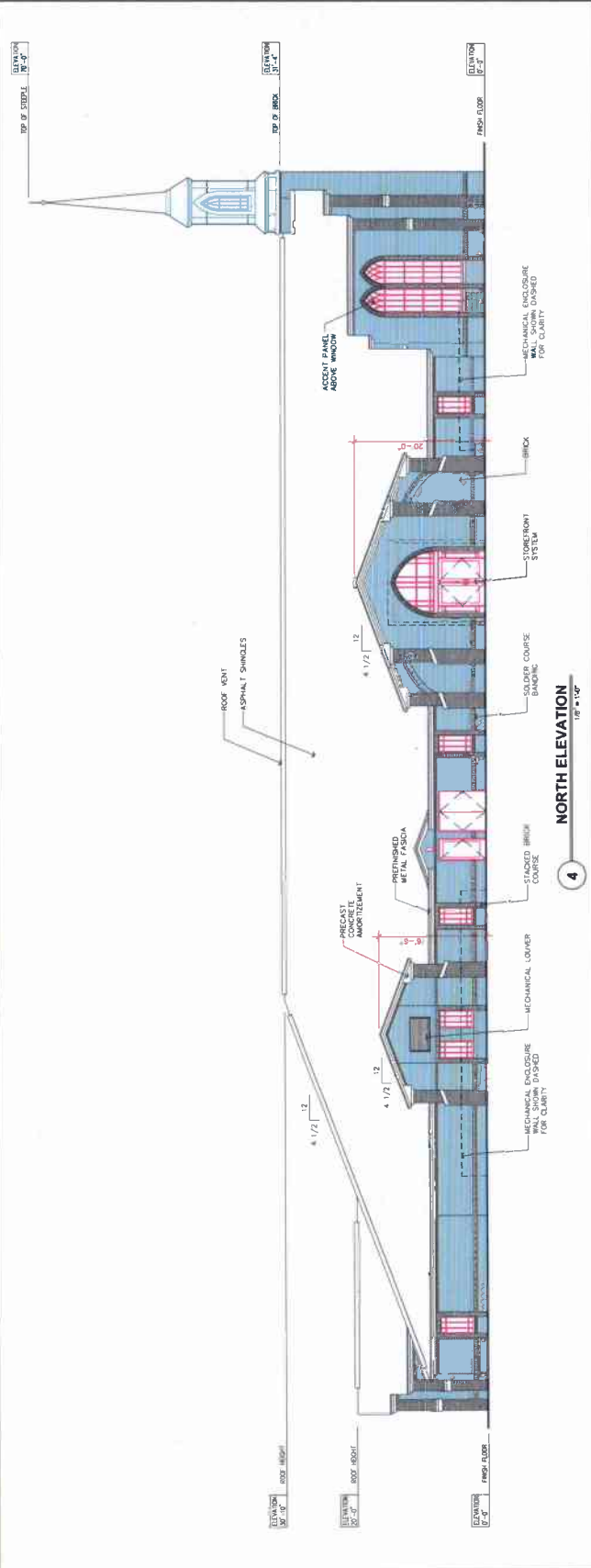
Plan Set:
 Project No.:
 DATE: Feb. 20, 2013

SHEET TITLE:
EXTERIOR ELEVATIONS
 Phase 1

SHEET NO.
A-5



3 EAST ELEVATION
 1/8" = 1'-0"

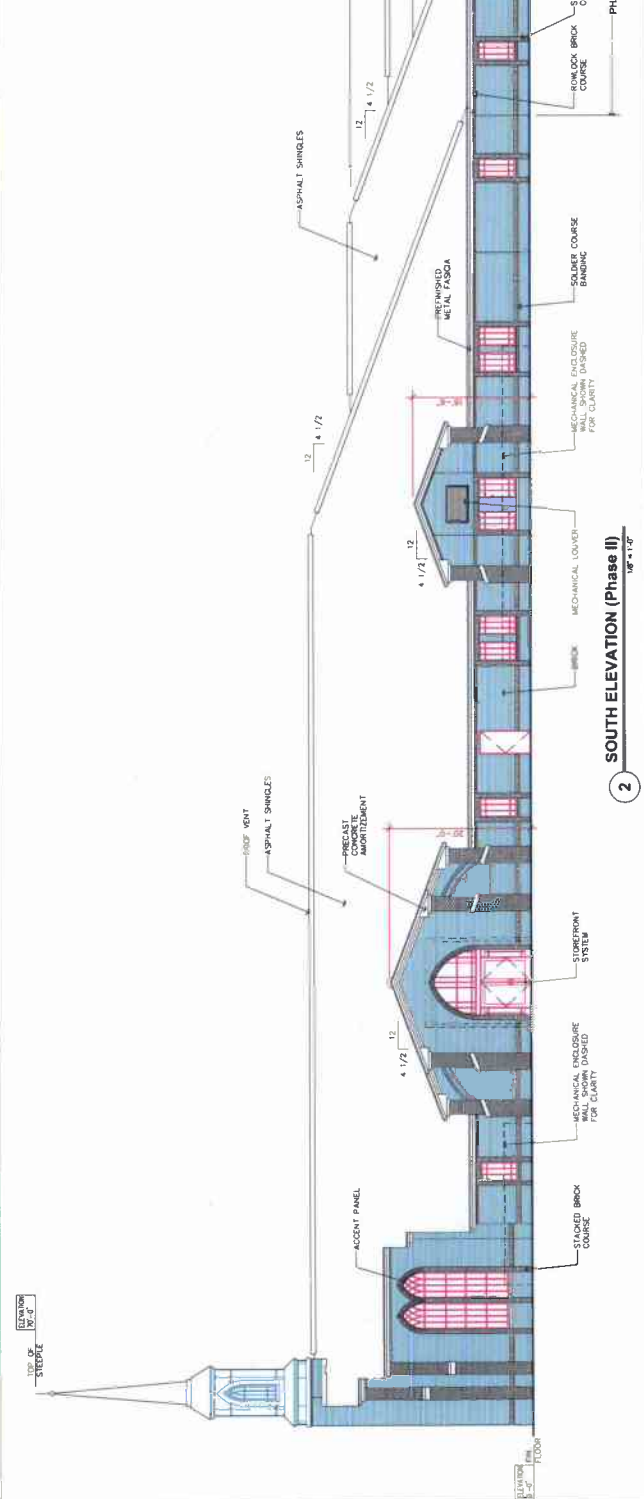
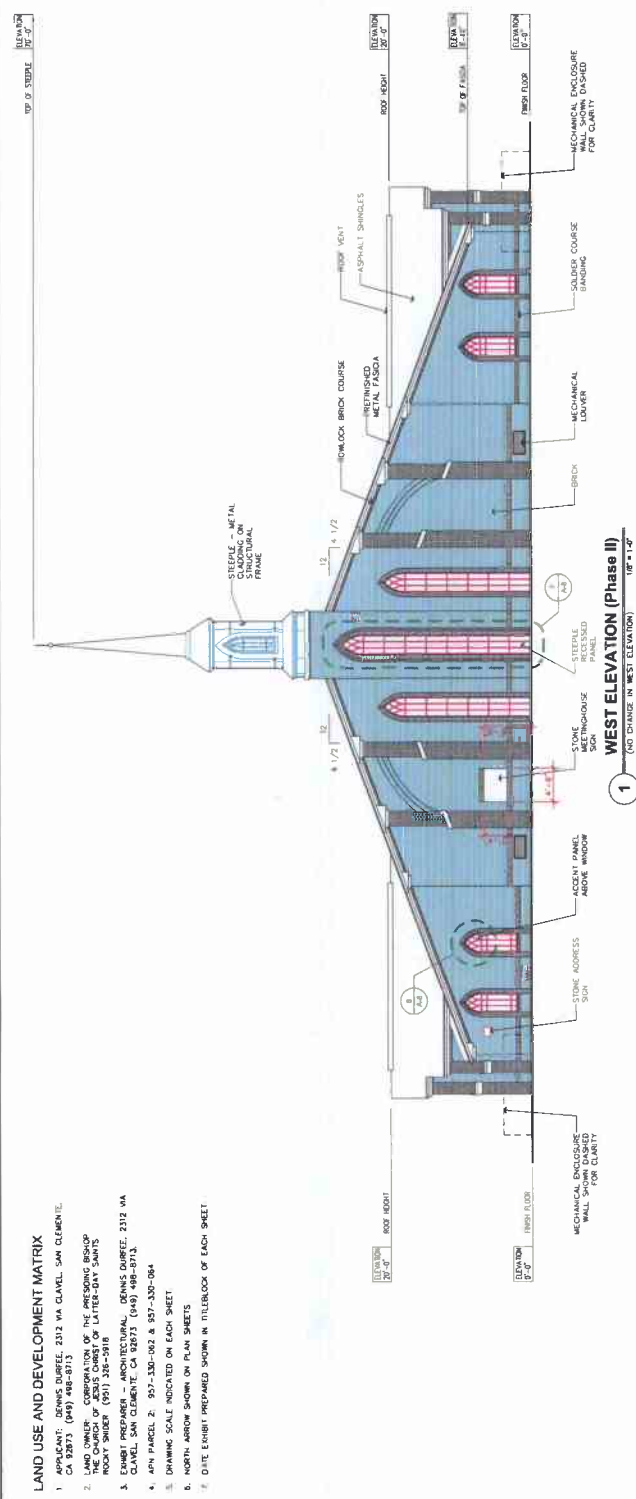


4 NORTH ELEVATION
 1/8" = 1'-0"

LAND USE AND DEVELOPMENT MATRIX

1. APPLICANT: DENNIS DURFEE, 2312 VIA CLARA, SAN CLEMENTE, CA 92673 (949) 488-8713
2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP ROYAL WOODS (813) 325-5918
3. EXHIBIT PREPARER - ARCHITECTURAL: DENNIS DURFEE, 2312 VIA CLARA, SAN CLEMENTE, CA 92673 (949) 488-8713
4. APN PARCEL 2: 937-330-082 & 937-330-084
5. DRAWING SCALE INDICATED ON EACH SHEET
6. NORTH ARROW SHOWN ON PLAN SHEETS
7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET

| NO | REVISION | DATE |
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LAND USE AND DEVELOPMENT MATRIX

1. APPLICANT: DENNIS DUREE, 2012 11th STREET, SAN FRANCISCO, CA 94111
2. LAND OWNER: COMMISSION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, ROCKY MOUNTAIN, UT 84003
3. EXHIBIT PREPARER: ARCHITECTURAL DENNIS DUREE, 2012 11th STREET, SAN FRANCISCO, CA 94111
4. APN PARCEL 2: 957-330-002 & 957-330-004
5. DRAWING SCALE INDICATED ON EACH SHEET
6. NORTH ARROW SHOWN ON PLAN SHEETS
7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET

WEST ELEVATION (Phase II)
 1 (NO CHANGE IN WEST ELEVATION) 1/8" = 1'-0"

SOUTH ELEVATION (Phase II)
 2 1/8" = 1'-0"

Architect

Ishii + Burfee Architects
 2312 Van Clavel
 San Clemente, CA 92673

CONTRACT NO.
 CHECK NO.

CONSULTANT

NOTES

Project for:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

Project Name:
**FRENCH VALLEY
 CHURCH**
 Sky Canyon Drive
 Murrieta, CA 92563

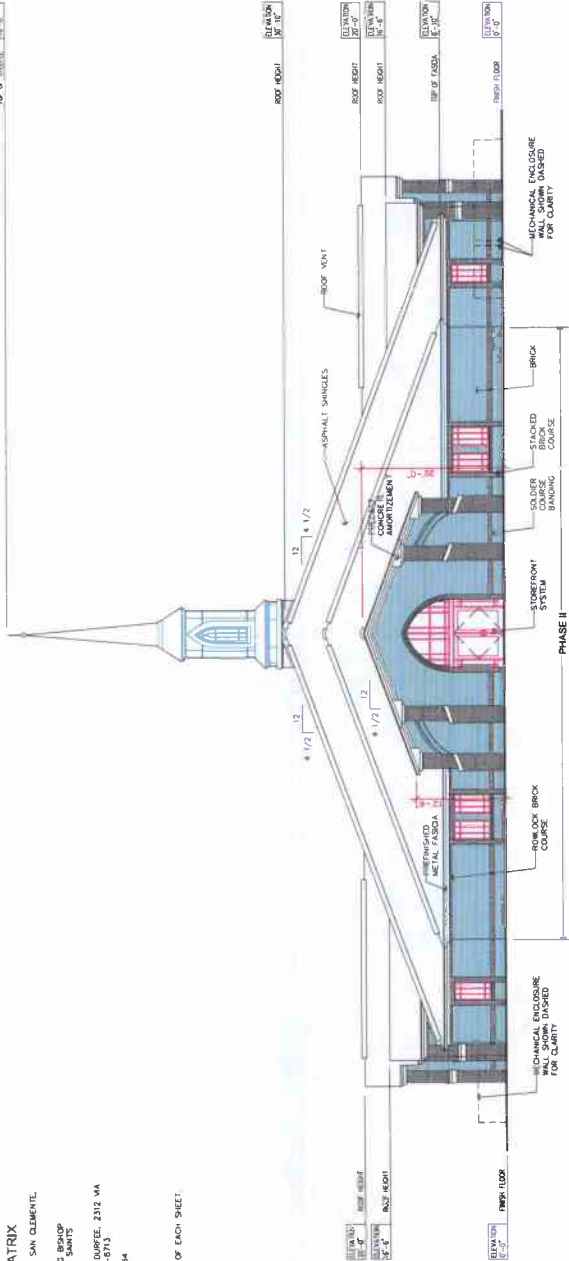
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Plan Set:
 Project No.:
 Date: Feb. 20, 2013

SHEET TITLE
**EXTERIOR ELEVATIONS
 Phase I & Phase II**

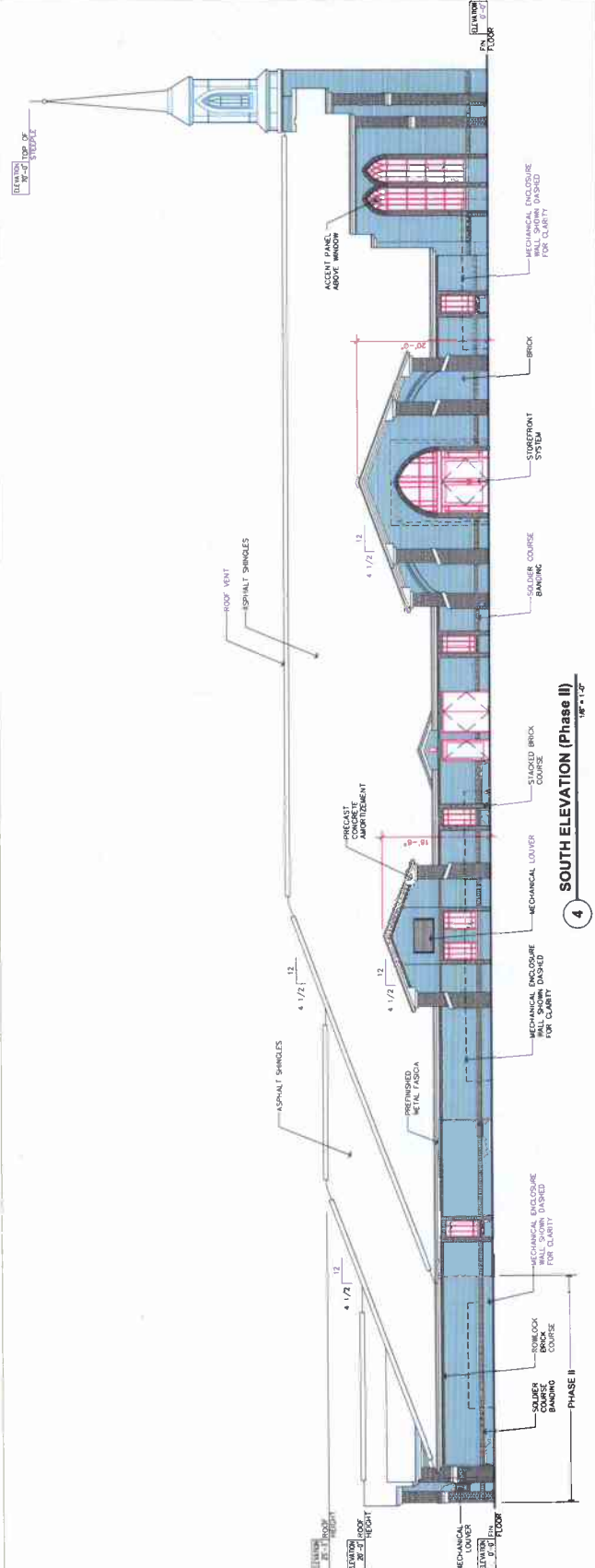
SHEET NO.
A-7

TOP OF FINISH



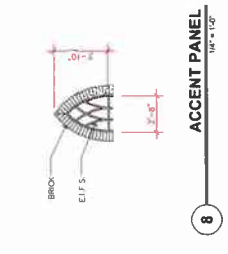
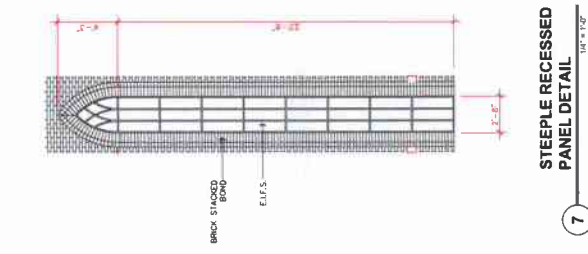
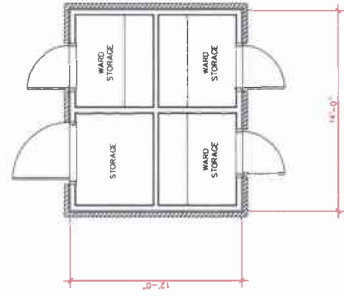
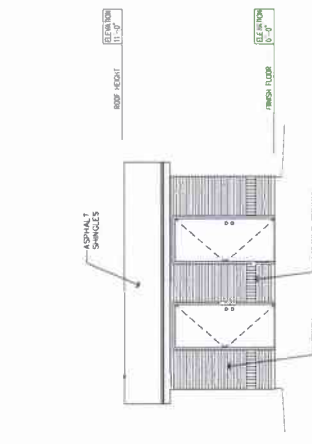
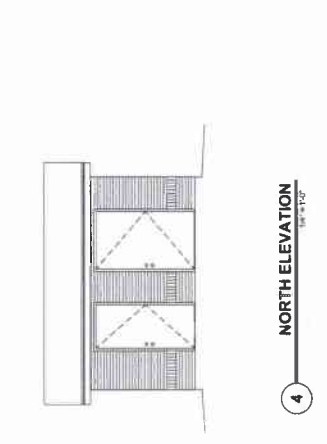
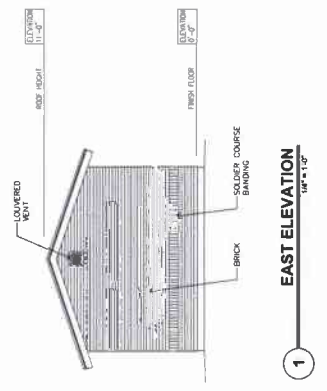
3 EAST ELEVATION (Phase II)
 18' x 1'-0"

- LAND USE AND DEVELOPMENT MATRIX
1. APPLICANT: DENNIS BURSEE, 2312 VAN CLEVEL, SAN CLEMENTE, CA 92673 (949) 488-8713
 2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, 1075 S. MAIN STREET, SUITE 100, OREM, UT 84057 (801) 224-2200
 3. ENGINEER: ARCHITECTURAL DENNIS BURSEE, 2312 VAN CLEVEL, SAN CLEMENTE, CA 92673 (949) 488-8713
 4. APN PARCEL 2: 957-330-082 & 957-330-084
 5. DRAWING SCALE INDICATED ON EACH SHEET.
 6. NORTH ARROW SHOWN ON PLAN SHEETS.
 7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.



4 SOUTH ELEVATION (Phase II)
 18' x 1'-0"

| NO. | REVISION | DATE |
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LAND USE AND DEVELOPMENT MATRIX

1. APPLICANT: DENNIS DURFEE, 2312 VIA CLAVEL, SAN CLEMENTE, CA 92673, (949) 498-8713
2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, 195 WEST WASHINGTON, SUITE 300, SALT LAKE CITY, UT 84143, (801) 339-9849
3. ARCHITECT: ISELIN - DURFEE ARCHITECTURAL, DENNIS DURFEE, 2312 VIA CLAVEL, SAN CLEMENTE, CA 92673, (949) 498-8713
4. A/PN PANEL 2, 957-330-082, # 957-330-084
5. DRAWING SCALE INDICATED ON EACH SHEET.
6. NORTH ARROW SHOWN ON PLAN SHEETS.
7. DATE EXHIBIT PREPARED SHOWN IN TITLE BLOCK OF EACH SHEET.

LAND USE AND DEVELOPMENT MATRIX

1. APPLICANT DENNIS DUFFEE, 2312 VIA CLAVEL, SAN CLEMENTE, CA 92673 (949) 486-8713
2. ARCHITECT DUFFEE ARCHITECTS, 2312 VIA CLAVEL, SAN CLEMENTE, CA 92673 (949) 486-8713
3. EXHIBIT PREPARED BY - ARCHITECTURAL, DENNIS DUFFEE, 2312 VIA CLAVEL, SAN CLEMENTE, CA 92673 (949) 486-8713
4. APN PARCEL 2, 397-330-002 & 397-330-004
5. DRAWING SCALE INDICATED ON EACH SHEET
6. NORTH ARROW SHOWN ON PLAN SHEETS
7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK

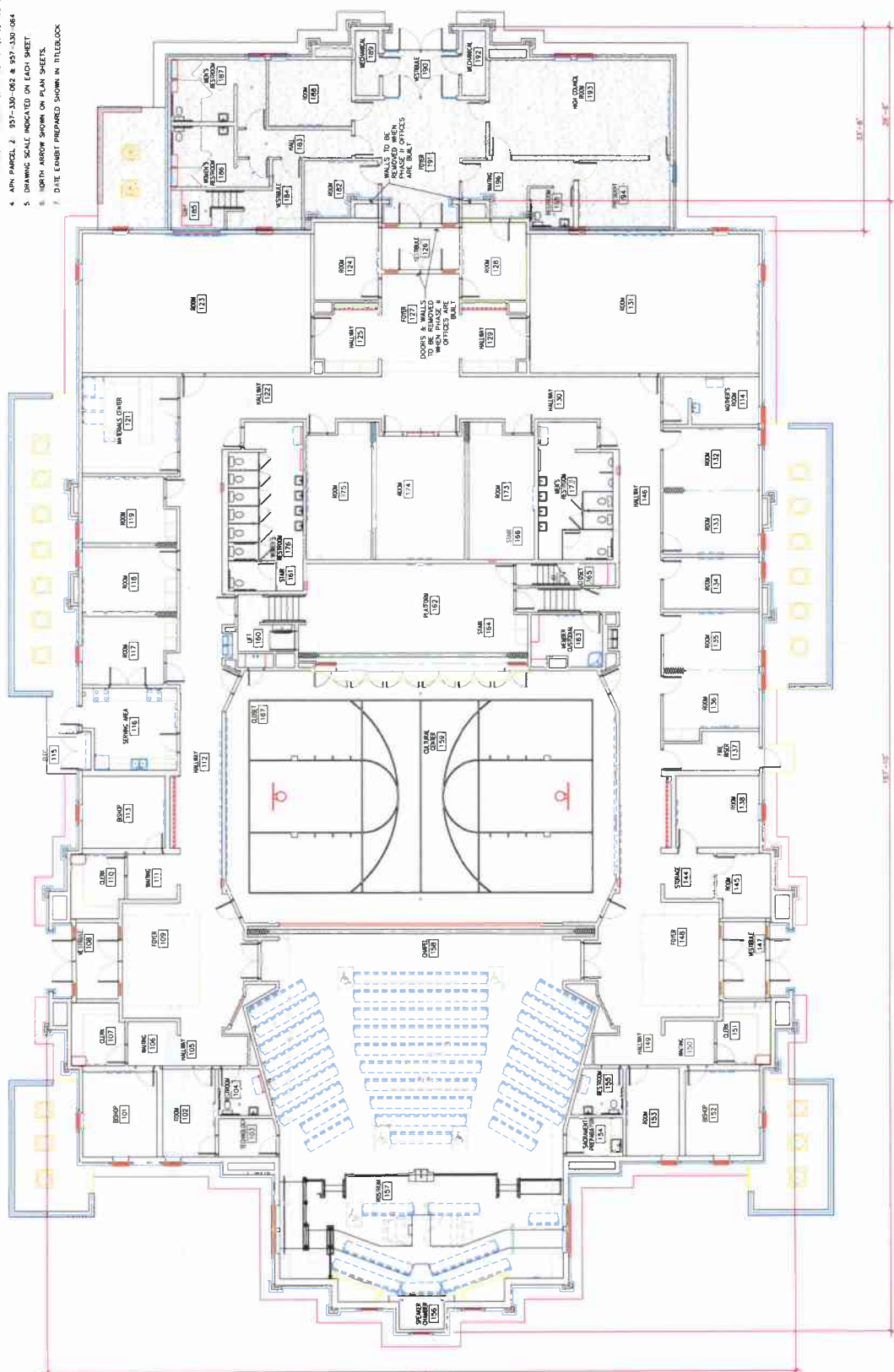
Architect
Duffee - Duffee Architects
 2312 VIA CLAVEL
 SAN CLEMENTE, CA 92673
 (949) 486-8713
 www.duffee-architects.com

PROJECT NO. _____
 DATE _____
 SHEET TITLE _____
 FLOOR PLAN

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 Project Name:
FRENCH VALLEY CHURCH
 Sky Canyon Drive
 Murrieta, CA 92563

| NO. | REVISION | DATE |
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Plan Sheet:
 Project No. _____ DATE: Feb. 20, 2013
 SHEET TITLE: FLOOR PLAN
 SHEET NO. A-3



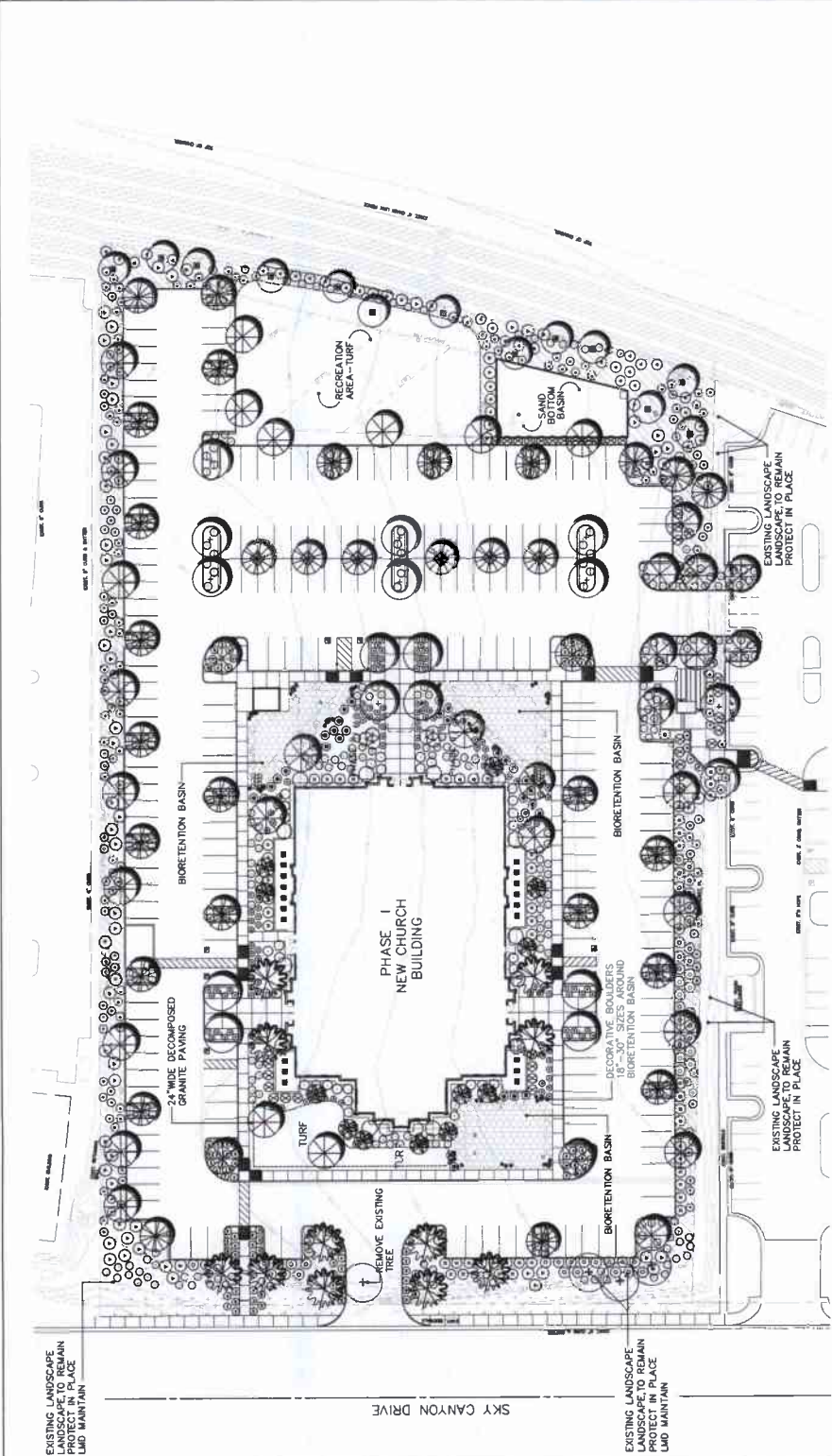
PHASE II OFFICES

PHASE I NEW CHURCH BUILDING

CONSULTANT:
Barraza Design Associates, Inc.
 LANDSCAPE ARCHITECTURE PLANNING
 404 INDUSTRIAL AVENUE, SUITE 200, SAN DIEGO, CA 92101
 PHONE: (619) 441-2022 FAX: (619) 441-2028

PROJECT FOR:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**
 Project Name:
**FRENCH VALLEY
 CHURCH**
 38980 Sky Canyon Drive
 Murrieta, CA 92563

DATE: FEB. 20, 2013/1
 PROJECT NO.:
 SHEET TITLE:
LANDSCAPE CONCEPT PLAN
 SHEET NO.:
LC-1.0



PLANT LIST / LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|----------------|-----------------|-------|---------|
| (Tree symbol) | GREEN PALM | CARROTWOOD TREE | 6\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

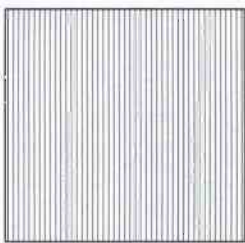
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---------------|-------------------------------|--------------------------|----------|--------------|
| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

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| (Tree symbol) | ADAPTANTHUS AFRICANUS | LILY OF THE NAILE | 1 GALLON | BLUE FLOWERS |
| (Tree symbol) | CALLISTEMON 'LITTLE JOEY' | DWARF BOTTLE BRUSH SHRUB | 5 GALLON | |
| (Tree symbol) | CARRERA MACROCARPA 'TUTTLE' | DWARF NATAL PALM | 5 GALLON | |
| (Tree symbol) | ESCALONIA | ESCALONIA | 5 GALLON | |
| (Tree symbol) | PITOSPORUM 'TIBERIA VAREGATA' | VAREGATED WOOD ORANGE | 1 GALLON | |
| (Tree symbol) | PHOENIX FORTISSIMA | POKY DATE PALM | 24\"/> | |

LANDSCAPE CONCEPT PLAN
 SHEET NO.: LC-1.0

1\"/>

DATE: FEB. 20, 2013/1
 PROJECT NO.:
 SHEET TITLE:
LANDSCAPE CONCEPT PLAN
 SHEET NO.:
LC-1.0



CONSULTANT:
Barraza Design Associates, Inc.
 LANDSCAPE ARCHITECTURE PLANNING
 5041 AVENUE 1475, SUITE 200, SAN DIEGO, CA 92108
 TEL: 619.451.1200 FAX: 619.451.1205

NOTES:

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 Project Name:
FRENCH VALLEY CHURCH
 38980 Sky Canyon Drive
 Murrieta, CA 92563

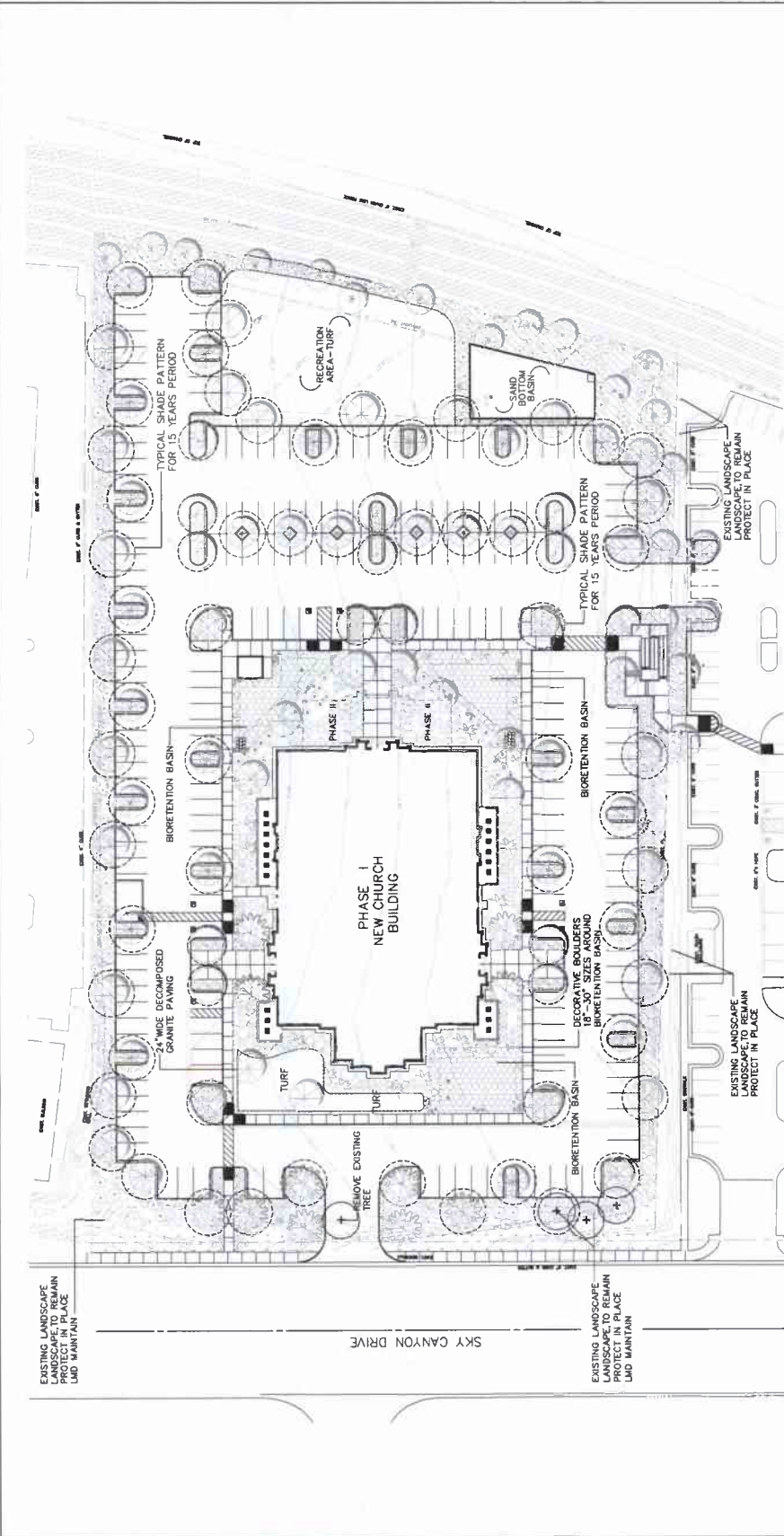
| NO. | REVISION | DATE |
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| | | |
| | | |

Plan Number: _____ DATE: Feb. 20, 2011

Project No.: _____

SHEET TITLE: LANDSCAPE PARKING SHADE PLAN

SHEET NO: **LC-2.0**



PARKING LOT TREE SHADING CALCULATIONS:

| | |
|--|----------------|
| A. 208 PARKING SPACES = 187 SPACES (9'x18') AND 22 SPACES (11'x18') | 34,650 SQ. FT. |
| B. PARKING AREAS TREE SHADING CALCULATIONS: | |
| 1. CUPANOPSIS AMARICOIDES (MULTI) CARROT WOOD TREES 25' DIA./15 YEARS 480 SQ. FT. COVERAGE / FULL DIAMETER COVERAGE | 7,105 SQ. FT. |
| 29 TREES AT 50% COVERAGE, 29 X 245 SQ. FT. | |
| 2. LACESTRICHUM (SHAW) PINE TREES 15' DIA./15 YEARS 177 SQ. FT. COVERAGE / FULL DIAMETER COVERAGE | 1,333 SQ. FT. |
| 2 TREES AT 100% COVERAGE, 2 X 177 SQ. FT. | |
| 11 TREES AT 50% COVERAGE, 11 X 89 SQ. FT. | |
| 3. BRUS LANCEA AFRICAN SUMAC TREE 25' DIA./15 YEARS 480 SQ. FT. COVERAGE / FULL DIAMETER COVERAGE | 12,720 SQ. FT. |
| 25 TREES AT 100% COVERAGE, 25 X 480 SQ. FT. | |
| 6 TREES AT 50% COVERAGE, 27 X 245 SQ. FT. | |
| TOTAL PARKING TREES SHADING CALCULATIONS | 22,158 SQ. FT. |
| TOTAL PERCENTAGE COVERAGE IN APPROXIMATELY 15 YEARS PERIOD | 63.9% |



LANDSCAPE PARKING SHADE PLAN
 1" = 30'

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42576
Project Case Type (s) and Number(s): Plot Plan No. 25309
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Ishii-Durfee Architects (Dennis Durfee)
Applicant's Address: 2312 Via Clavel, San Clemente, CA 92673
Engineer's Name: Kevin Richer
Engineer's Address: 2313 E. Philadelphia St., Unit F, Ontario, CA 91761

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes approximately 20,000 square foot standalone church on approximately 4 acres with 209 parking spaces.

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

C. Total Project Area: 4 acre parcel

| | | | |
|----------------------------------|------------------|--------------------------------------|--------------------------------------|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: 0 |
| Commercial Acres: 4 acres | Lots: 2 | Sq. Ft. of Bldg. Area: 20,000 | Est. No. of Employees: 0 |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: N/A | | | |

D. Assessor's Parcel No(s): 957-330-062 and 957-330-064

E. Street References: At the northeast corner of Murrieta Hot Springs Road and Sky Canyon Drive in the community of French Valley within the County of Riverside.

F. Section, Township & Range Description or reference/attach a Legal Description: PARCEL 2, PARCEL MAP 35561 RECORDED IN PARCEL MAP BOOK 231 PAGES 32 AND 33, OFFICE OF THE COUNTY RECORDER, RIVERSIDE COUNTY.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the community of Winchester Properties (Silver Hawk), located near State Highway 79 and east of the City of Murrieta. This area is developed with commercial strip centers and offices. The site currently contains no structures and is unimproved vacant land. The site is surrounded by spec office buildings to the north, commercial development to the west, existing church to the south and open vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Harvest Valley/Winchester Area Plan

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

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

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

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the north, south, and west, Open Space: Conservation (OS:C) to the east.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Properties Plan No. 213

2. **Specific Plan Planning Area, and Policies, if any:** Silver Hawk

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project sites are all within the Winchester Properties Specific Plan No 213 (Silver Hawk) in all directions.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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



Signature

H. P. Kang

Printed Name

February 24, 2014

Date

For Juan C. Perez, TLMA Director/Interim
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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-9 "Scenic Highways"

Findings of Fact:

a) The project site is located on the easterly side of SH-79 which is not designated by the General Plan as a State Eligible Scenic Highway. The proposed French Valley Church building would be subject to the latest adopted building code and through design, the visual impact is minimal. The project is setback approximately 80 feet from the right-of-way and provides ample landscaping that will also minimize the visual impacts. Additionally, the maximum height of the building is proposed at 31 vertical feet and a maximum of an architectural feature is proposed at 70 feet (steeple).

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located 21 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.27) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Nearby residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed retail use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the standard conditions of approval for project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.3 and 10.PLANNING.27) and is therefore not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Local Importance". However, the site is currently vacant and surrounded with already improved commercial development in all directions except to the east (currently vacant). Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | | | | |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

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

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 and Greenhouse Gas Review Study dated April 15, 2013

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

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element as identified in the Air Quality and Greenhouse Gas Emissions Assessment dated January 9, 2014. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of

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

particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 8,239 square foot retail building is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 4.04 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 4.04 acres for the construction of the church building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

a-b) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) The project is located within an area of moderate and very high potential for liquefaction. Liquefaction on the site is likely due to the flood channel to the east of the project site. However, with

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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adherence to the California Building Code (CBC) will mitigate any potential liquefaction that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. 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:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The project is located within a very high ground shaking risk area. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS database, the project site is located in an area with susceptible subsidence. Through normal grading process, and compacting the site. This process will minimize the potential for subsidence. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to the California Building Code (CBC) will mitigate any subsidence potential that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

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

a) The project site is generally flat land with no slope present on the site. The proposed church facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of a church facility and will be connected to a sewer system. Therefore, project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials, Air Quality and Greenhouse Gas Emissions Assessment Dated January 9, 2014.

Findings of Fact:

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

a) The project is a construction of 20,000 square foot church building. Based on the Air Quality and Greenhouse Gas Emissions Assessment dated January 9, 2014, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve heavy duty equipment and labor. Emissions generated during construction of the proposed project would not exceed the SCAQMD thresholds for VOC, NOx, CO, SOx, PM10, or PM2.5. Estimated total GHG emissions generated during Phase 1 construction would be 54 MT CO2E. Construction-generated emissions would be temporary and would not represent a long term source of criteria air pollutant or GHG emissions. Operation of the proposed project would also not result in criteria air pollutant emissions that would exceed SCAQMD thresholds. Estimated project-generated operational GHG emissions from energy usage, motor vehicles, water consumption, wastewater treatment, and solid waste generation, would be approximately 405 MT CO2E per year after implementation of Phase 1 (2016) and would increase to 435 MT CO2E per year after build out of Phase 2 (2019). Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the church will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 22. Hazards and Hazardous Materials | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

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

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

a) The project site is located within the airport influence area. The French Valley Airport is located approximately one (1) mile north of the project site. The project site is in both the Compatibility Zone B1 and Compatibility Zone C. On June 13, 2013, the Riverside County Airport Land Use Commission (ALUC), found the proposal to establish a 20,000 square foot church building on a 4.04 acre site located approximately 4,560 feet southerly of Runway 18-36 inconsistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, due to primarily to single-acre intensities in excess of the maximum permitted intensity (150 persons in any given acre) for areas within Airport Compatibility Zone C. As a result of the ALUC action, the proposed project is inconsistent with an Airport Master Plan.

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

b) The project site is located within the vicinity of any public or private airport and was reviewed by the Airport Land Use Commission (ALUC) on June 13, 2013, by a 4-3 vote, the project was found to be inconsistent with the 2007 French Valley Airport Land Use compatibility plan.

c) & d) The proposed church building is located within Airport Compatibility Zone C. Non-Residential intensity in Airport Compatibility Zone C is restricted to 160 people in any given single acre pursuant to the French Valley Airport Land Use Compatibility Plan for non-residential land uses. The proposed building would be located entirely within a single-acre area. The total intensity of the assembly areas of the building would be 819 people based on the "one person per 7 square feet" standard, 679 to 719 using a fixed seating standard for the chapel and one person per 7 square feet for the cultural center (without and with platform), 523 people based on the parking space method assuming 2.5 persons per vehicle, and 349 people based on the parking space method assuming 1.67 persons per vehicle. The seating capacity of the chapel alone is 286 people. Therefore, the single-acre intensity definitely exceeds the allowable number for an acre in Zone C and creates a safety hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project is not located in a high fire hazard area. However, the project shall adhere to all Fire Department requirements for new construction. This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a)-b) The proposed project will develop approximately 4.04 acre of land area from vacant undeveloped to 20,000 square foot church building with 209 parking spaces. Through this process, the site will alter the drainage from its current natural flow to Sky Canyon Drive. By altering the flow, the project will have to meet the latest Water Quality Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The project will incorporate a detention/retention basin to capture and treat the water before it leave the site onto a public maintained system. Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is less than significant impact anticipated.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

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

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2720G, Panel 2720 of 3805]. Therefore, the project will have less than significant impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the Southwest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| d) Be consistent with the land use designations and policies of the 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Ordinance No. 348.4096

Findings of Fact:

a-b) The project site is zoned and surrounded by Winchester Properties Plan No. 213, Silver Hawk Area 10 (Commercial) to the north south and west. The zoning to the east is Winchester Properties Plan No. 213, Silver Hawk Area 25 (Riparian Greenbelt/Open Space Flood Channel). The area is designated to be developed as a commercial development and under the Ordinance No. 348.4096 Section 1, I, Planning Area 10, 23 and 24 (1), a church use is permitted. Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Sky Canyon Drive including but not limited to church, spec office buildings, grocery store, drug store, restaurants, fitness centers, and office business centers. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a & b) The project site is located within the airport influence area. The French Valley Airport is located approximately one (1) mile north of the project site. The church use is generally on the

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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weekend and for a short period of time. The project is subject to the latest adopted Building & Safety Codes to mitigate any noise generation (e.g., double-pane windows, R-30 value insulations, all ground mounted equipments to be shielded with sound barrier walls). Therefore, there is less than significant impact anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located near a highway. The closest highway is Highway 79 which is approximately 700 feet west of the project site. The next closest freeway is 15 Freeways which is approximately 2.3 miles southwest from the project site.

The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-79 as well as truck circulation, unloading, and rooftop mechanical equipment operations of nearby commercial shopping center. Based on the layout of the shopping center building and the terrain, the project will be protected by the existing buildings to the west and the lower terrain of the proposed site from the commercial development. Additionally, the noise generated by the existing office commercial strip to the north would be minimal based on office use during the normal Monday through Friday use. The church to the south would have identical use and will not cause any noise addition other than what is normally associated with a religious worship center. Current property to the east is a concrete lined flood channel.

The proposed religious worship center will generate minimal noise during weekends. General operation noise will be conducted indoors with new construction of double pane windows. The exterior ground mounted equipment will be shielded with wing walls to minimize impacts. Therefore, the noise level would be within the County of Riverside Noise Element standards. In addition, the noise generated by Highway 79 is predicted to be within acceptable limits for commercial uses within the proposed commercial retail use.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Therefore, the proposed church will not be affected by the highway noise from the identified highways and does not create a noise sensitive use. There will be no significant impact.

Mitigation: All mechanical equipment shall be shielded from view of the nearest noise sensitive receivers by intervening wing walls and or parapets.

Monitoring: The conditions of approval will be monitored by the Planning Department, Department of Building and Safety Permit Review Process, the Department of Public Health – Industrial Hygiene Division, and the Riverside County Sheriff.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase after project completion, the impacts are not considered significant within the commercial zoning areas.

b) All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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levels. These may include but are not limited to hours of construction, hours of operation, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, wing-walls around equipment, and setbacks. The operation of the church will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the church members. Therefore, the project will have a less than significant impact with mitigation measures in place as identified in Chapter 7 Noise Element – Building Design of the County of Riverside General Plan. These are standard conditions of approval and therefore are not considered mitigation pursuant to CEQA.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project is a request to construct a community church. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

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

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a Redevelopment Area. Additionally, the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding for the projects that are within the redevelopment areas. As a result, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed project will have an incremental impact on the demand for fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Sheriff Services

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

Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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

Source: Temecula Valley Unified School District, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: Riverside County General Plan

The proposed church project would not cause an impact on health services. The site is located within the service parameters of County Health Centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

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

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

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The plot plan proposes approximately 20,000 square foot standalone church on approximately 4 acres with 209 parking spaces at the northerly of Murrieta Hot Springs Road, east side of Sky Canyon Road, and southerly of Robert Trent Jones Parkway in the area of French Valley within the County of Riverside. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is located within a Murrieta No. 143 (Street Lighting). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

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

Findings of Fact:

- a) The project will generate minimal traffic to the area and regional transportation system. This project will generate traffic on the weekends for church services during the mid morning time which will not conflict with normal peak hour trips during normal Monday through Friday trips in the area. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.
- e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.
- g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.
- i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project incorporates bike racks to encourage non-motorized vehicle access to the site. The number of bike racks incorporated is seven (7) and will not impact a bike trail in the vicinity of the project. The project will have no significant impact.

The applicant shall provide 35 bike racks for the project. The calculation is based on one (1) space of rack for every twenty-five (25) parking spaces. Each phase shall provide a ratio based on above calculation until a total of 35 bike racks are provided.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is currently served by Eastern Municipal Water District (EMWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

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

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

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

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction

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

activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform to the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually

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

limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

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

File: EA.PP25309
Revised: 3/17/2014 1:51 PM

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
CASE TRANSMITTAL

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

FILE COPY

DATE: March 6, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
ALUC
Eastern Municipal Water District
Southern California Edison Co.
Southern California Gas Co.

PLOT PLAN NO. 25309, PLOT PLAN NO. 18149 SUBSTANTIAL CONFORMANCE NO. 2 – EA42576
– Applicant: Dennis Durfee – Eng/Rep: Kevin Richer – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CR), Open Space Conservation (OS-C) – Location: Northerly of Murrieta Hot Springs, easterly of Sky Canyon Drive – 4.04 Acres – Zoning: Specific Plan, Winchester Properties Plan No. 213 - (SP) - **REQUEST:** Propose a new church building 20,000 s.f. in two phases. **PP18149S2** proposes to construct a reciprocal access and parking easement for existing and proposed church parking lots – APN: 957-330-061 and 957-330-063 Related Cases: PP18149 and PP18149S1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on March 28, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **HP Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

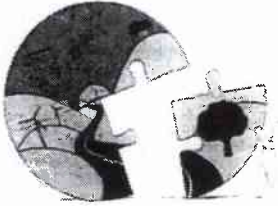
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

PROPOSED LAND USE: CR Commercial Retail

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: SP Zone

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Dennis Durfee E-Mail: dennis.m.durfee@gmail.com

Mailing Address: Ishii-Durfee Architects, 2312 Via Clavel
San Clemente CA 92673
City State ZIP

Daytime Phone No: (949) 498-8713 Fax No: ()

Engineer/Representative's Name: Kevin Richer E-Mail: Kevin.richer@lddc.net

Mailing Address: Land Development Design Co., 2313 E. Philadelphia St. Unit F
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 930-1466 Fax No: (909) 930-1468

Property Owner's Name: Rocky Snider E-Mail: snider rf@ldschurch.org

Mailing Address: Corporation of the Presiding Bishop
The Church of Jesus Christ of Latter-Day Saints, 50 E North Temple St.
Salt Lake City Utah 84150
City State ZIP

Daytime Phone No: (951) 326-5918 Fax No: (951) 674-6198

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Dennis Durfee Dennis Durfee
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Rocky Snider Rocky Snider
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Parcel 2: 957-330-062 & 957-330-064
Section: 24 Township: T7S Range: R3W
19 T7S R2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: Parcel 2: 4.04 gross acres

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of _____, East of Sky Canyon Drive, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2012, pg. 929 grid A-6

Project Description: (describe the proposed project in detail)

Construction of a new church building, approximately 20,000 s.f. on parcel 2, and associated parking lot. The new church building will be constructed in two phases.

Related cases filed in conjunction with this application:

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

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

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

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

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

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) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 7,200 c.y.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 5,800 c.y.

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

Import _____ Export _____ Neither

What is the anticipated source/destination of the import/export?
N.A.

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

How many anticipated truckloads? N.A. truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 139,543 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No (French Valley Airport)

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Dennis L Durfee

Date

Feb 21, 2013

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

Owner/Authorized Agent (1) Ray Stille Date Feb. 21, 2013
Owner/Authorized Agent (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/12/2014,

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

APN (s) or case numbers PP 25309 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

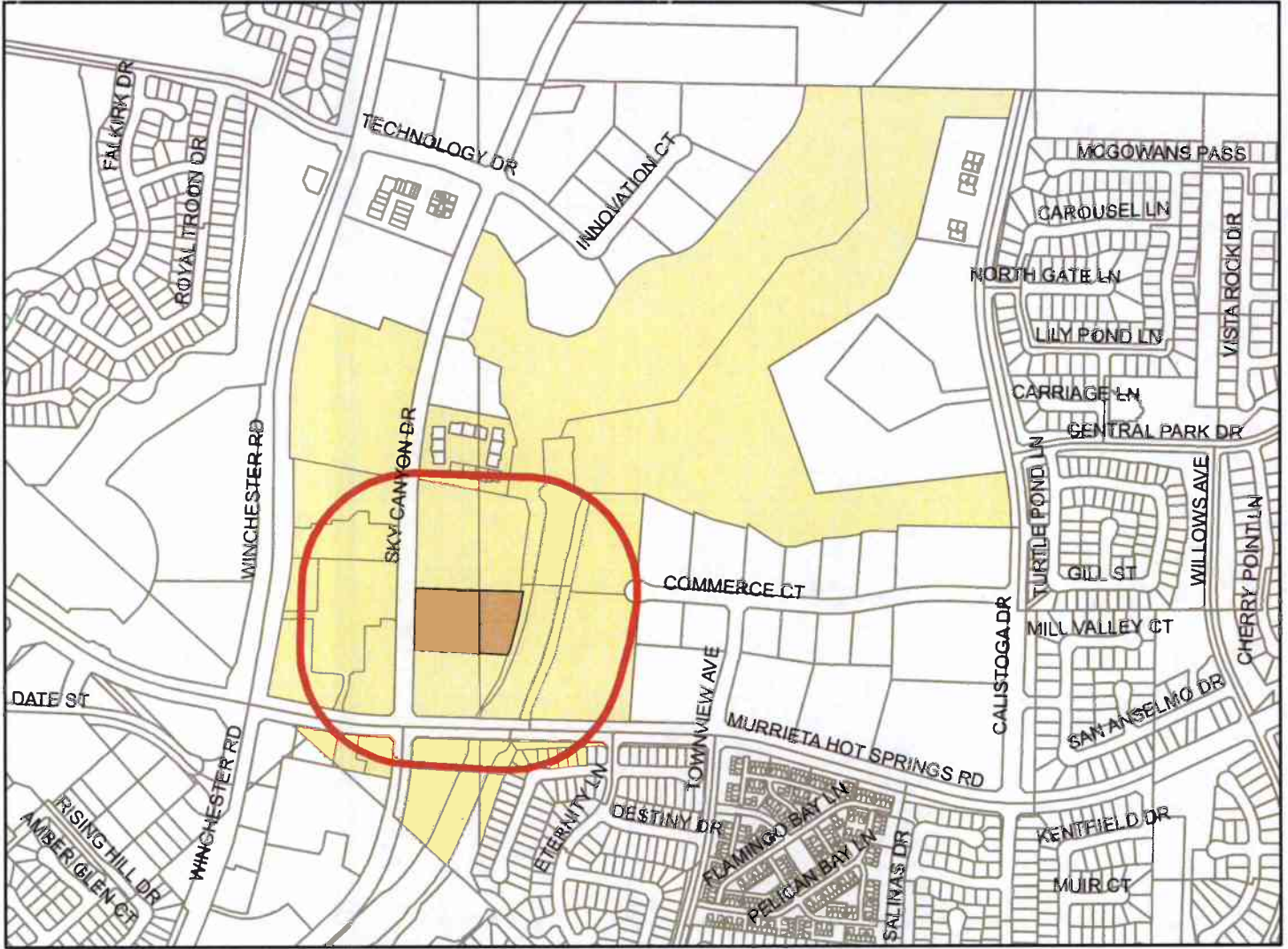
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25309 (600 feet buffer)



Selected Parcels

- 957-330-009 957-330-028 957-430-003 957-430-010 957-430-008 957-430-041 957-430-006 957-330-061 957-330-062 957-330-063
 957-330-064 957-330-046 957-330-048 957-330-049 957-430-004 957-400-015 957-371-005 957-040-002 957-400-014 957-330-054
 957-430-005 957-430-007 957-400-012 957-400-013 920-120-050 957-330-025 957-330-030 957-330-033 957-330-034 957-430-042
 957-400-011 957-350-016 957-040-003 957-040-005 957-330-029 957-330-031 920-120-083 920-120-084 957-330-057 957-330-058
 957-400-016 957-400-017 957-430-009 957-371-001 957-330-047



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



ASMT: 920120050, APN: 920120050
MURRIETA TACO
PMB 358 C/O JAMES D JENNETT
3535 E COAST HIGHWAY
CORONA DEL MAR CA 92625

ASMT: 957330058, APN: 957330058
SILVERHAWK PARTNERS
C/O BEN BADIEE
4747 VIEWRIDGE AVE STE 108
SAN DIEGO CA 92123

ASMT: 920120084, APN: 920120084
RM MURRIETA
C/O MHF REAL ESTATE GROUP
5319 UNIVERSITY DR NO 236
IRVINE CA 92612

ASMT: 957330064, APN: 957330064
CORP OF PRES BISHOP CH OF JESUS CHRIST
50 E NORTH TEMPLE ST
SALT LAKE CITY UT 84150

ASMT: 957040002, APN: 957040002
IRONHORSE MDI I
C/O MOONLIGHT VENTURES
444 MOONLIGHT LN
ENCINITAS CA 92024

ASMT: 957350016, APN: 957350016
RANCHO TEMECULA NEW COVENANT FELLO
38801 CALISTOGA DR
MURRIETA CA 92563

ASMT: 957330028, APN: 957330028
3RDAV2010
C/O SHENG TEH HSIEH
1835 S DEL MAR AV NO 201
SAN GABRIEL CA 91776

ASMT: 957371005, APN: 957371005
JJB SILVERHAWK, ETAL
C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 957330031, APN: 957330031
WATER CONSERV, ETAL
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 957400011, APN: 957400011
R B PROFESSIONAL PROP
C/O DONALD D MCLEAN
11717 BERNARDO PLZ NO 215
SAN DIEGO CA 92128

ASMT: 957330034, APN: 957330034
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

ASMT: 957400013, APN: 957400013
ROBERT CANNON, ETAL
5040 JESSICA JOY ST
LAS VEGAS NV 89149

ASMT: 957330049, APN: 957330049
DONAHUE SCHRIBER REALTY GRP
STE 602 800 C/O PARADIGM TAX GROUP
5694 MISSION CENTER RD
SAN DIEGO CA 92108

ASMT: 957400014, APN: 957400014
KAREN MENDOZA, ETAL
22949 BANBURY CT
MURRIETA CA 92562



ASMT: 957400015, APN: 957400015
GROWING LEADER MINISTRIES INTERNATION
38710 SKY CANYON DR
MURRIETA CA 92562

ASMT: 957430008, APN: 957430008
CATHERINE PHAM
39221 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957400017, APN: 957400017
SKY CANYON BUSINESS CENTER OWNERS A:
C/O ELITE MANAGEMENT
38760 SKY CANYON DR
MURRIETA CA 92563

ASMT: 957430009, APN: 957430009
TAMMY PEEBLES, ETAL
39231 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957430003, APN: 957430003
YVONNE FARWELL, ETAL
39171 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957430010, APN: 957430010
BRIAN REZAIE
39241 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957430004, APN: 957430004
MONICA THOR, ETAL
39181 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957430041, APN: 957430041
CENTRAL PARK COMMUNITY ASSN
C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

ASMT: 957430005, APN: 957430005
NATALIE BUZARD, ETAL
39191 MEMORY DR
MURRIETA, CA. 92563

ASMT: 957430042, APN: 957430042
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 957430006, APN: 957430006
SHAU PI, ETAL
1221 SHORT ST
ARCADIA CA 91006

ASMT: 957430007, APN: 957430007
KYONG KIM
39211 MEMORY DR
MURRIETA, CA. 92563

3/17/2014 3:11:58 PM

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

Camino Del Vino Estates
36200 Calle Puerto Bonita
Temecula, CA 92390

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Pam Nelson
Elsinore-Murrieta-Anza
Resource Conservation District
PMB 165
23905 Clinton Keith Rd., Suite 114
Wildomar, CA 92595

ATTN: John Petty
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: Planning Manager
Planning Department, City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Applicant:
Dennis Durfee
Ishii-Durfee Architects
2312 Via Clavel
San Clemente, CA 92673

Engineer:
Kevin Richer
Land Development Design Co.
2313 E. Philadelphia St., Unit F
Ontario, CA 91761

Owner:
Rocky Snider
Corporation of the Presiding Bishop
50 E North temple St.
Salt Lake City, UT, 84150

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