



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: March 6, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Public Use Permit No. 922

(Charge your time to these case numbers)

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

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

Please schedule on the ANY BOS Agenda

Riverside Office · 4080 Lemon Street, 12th Floor
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"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 6, 2015

SUBJECT: NOTICE OF THE PLANNING COMMISSION DECISION TO APPROVE PUBLIC USE PERMIT NO. 922 – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, South of Idyllwild, East of McCall Park Road, West of Highway 243 – 18.9 Gross Acres – Zoning: Residential Agricultural (R-A-5) – APN: 557-100-016 – REQUEST: Receive and file the Notice of Decision by the Planning Commission to approve Public Use Permit No. 922.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for Public Use Permit No. 922 acted on by the Planning Commission on January 21, 2015.

(Continued on next page)

Departmental Concurrence



Steve Weiss, AICP
Planning Director



Juan C. Perez
TLMA Director

SW:mc

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ **District: 3** **Agenda Number:** _____

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Public Use Permit No. 922**

DATE: March 6, 2015

PAGE: Page 2 of 2

The Planning Department recommended approval; and,

THE PLANNING COMMISSION:

FOUND THE PROJECT TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) pursuant to State CEQA Guidelines, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions incorporated in the staff report; and,

APPROVED PUBLIC USE PERMIT NO. 922 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Public Use Permit No. 922 (PUP No. 922) is a proposal to change the use of an existing boarding school into a church. All thirteen existing structures will remain onsite and no improvements to either the site or the existing buildings are proposed. The existing onsite structures will be used for office space, classrooms (capacity of 15 students per classroom), a counseling center, parsonage, dining room with a kitchen, library, and maintenance storage structures. In addition, Building No. 8 will be used as a permanent residence for the caretaker of the facility and areas within Buildings No. 3 and 4 will be used for temporary residents.

Building size of the existing onsite structures range from a minimum of 768 square feet (Building No. 13) to a maximum of 4,198 square feet (Building No. 5). Buildings No. 1, 2, 3, 4, 5, and 9 are intended for multiple uses per structure and range in size from 680 to 4,198 square feet. The existing maintenance and storage sheds within the project area range from a total of 204 to 486 square feet (Buildings No. 6, 10, 11, and 12). In addition, the onsite caretaker residence located in Building No. 8 is a total of 680 square feet in size.

The Planning Commission heard the above referenced project on January 21, 2015. At the public hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing and approved PUP No. 922 by a 5-0 vote with the additional Condition of Approval 20. PLANNING 7, which requires the applicant to paint all buildings on the project site.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION STAFF REPORT**



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 21, 2014**

I. AGENDA ITEM 4.6

PUBLIC USE PERMIT NO. 922 – CEQA Exempt – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Public Use Permit proposes to change the use of a previously approved school (PUP00436) into a church.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

Spoke in favor of the proposed project:

- Jim Marsh, Representative
- Larry Bishchof, Neighbor, 53700 Hwy. 74, Mtn. Center 92561 (951) 236-9777

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

Motion by Commissioner Petty, 2nd by Commissioner Leach

A vote of 5-0

APPROVED PUBLIC USE PERMIT NO. 922, as modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: January 16, 2015
TO: Planning Commission
FROM: Mark Corcoran, Project Planner
RE: **Item 4.6 -- PUP00922 Chapel in the Pines**

Planning Commission:

Please note that Finding 14 of the staff report has been changed to the read as follows:

1. By not altering the existing project site or structures, the proposed project is categorically exempt from CEQA pursuant to sections 15301 and 15303 of the state guidelines. Listed below is a brief overview of how the project site will remain unchanged.
 - The proposed project is converting existing buildings from being used as a school to being used as a church;
 - No new buildings will be added to the proposed project site;
 - The existing buildings onsite will not be removed;
 - All drainage patterns will remain as they are, as approved by PUP No. 436;
 - The amount of onsite parking spaces will remain unaltered;
 - There will be no additional grading on the project site;
 - No alterations to the existing landscaping or fencing;
 - Asphalt Drive, which circulates through the project area, has already been paved and will not be altered; and
 - The project site already has a paved road that circulates through the project area.

Please also note that the following changes have been made to the Conditions of Approval:

1. Condition of Approval **10. EVERY. 1 USE- PROJECT DESCRIPTION** has been changed to identify Building No. 1 as the primary residence for the minister of the facility.
2. Condition of Approval **10. PLANNING. 6 USE- HOURS OF OPERATION** has been changed to identify the hours of operation to 6:00 a.m. to 10:00 p.m. Monday through Sunday.
3. Condition of Approval **10. PLANNING. 18 USE- MAINTAIN LICENSING** has been deleted.

Y:\Planning Case Files-Riverside office\PUP00922\PC-BOS Hearings\PC\PC Memo #1.docx

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Agenda Item No.: 4.6
Area Plan: REMAP
Zoning Area: San Jacinto Mountain Area
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: January 21, 2015

PUBLIC USE PERMIT NO. 922
CEQA Exempt
Applicant: Chapel in the Pines
Engineer/Representative: Jim Marsh

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PUBLIC USE PERMIT NO. 922 proposes to change the use of an existing boarding school into a church. All thirteen existing structures will remain onsite and no improvements to either the site or the existing buildings are proposed. The existing onsite structures will be used for office space, classrooms (capacity of 15 students per classroom), a counseling center, parsonage, dining room with a kitchen, library, and maintenance storage structures. In addition, building no. 8 will be used as a permanent residence for the caretaker of the facility and areas within building no. 3 and 4 will be used for temporary residents.

Building size of the existing onsite structures range from minimum of 768 square feet (building no. 13) to a maximum of 4,198 square feet (building no. 5). Building No. 1, 2, 3, 4, 5, and 9 are intended for multiple uses per structure and range in size from 680 to 4,198 square feet. The existing maintenance and storage sheds within the project area range from a total of 204 to 486 square feet (building 6, 10, 11, and 12). In addition, the onsite care taker residence located in building no. 8 is a total of 680 square feet in size.

The proposed project is located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

PROJECT HISTORY:

Under Public Use Permit (PUP) No. 436, the project site was initially used as a school for handicapped children. The name of the school was Morning Sky Residential School and it was intended for students between the ages of nine to eighteen years of age. Maximum capacity of the school was fifteen students. The school was proposed to the County of Riverside on May 28, 1981 by the Speech and Development Center.

A Cultural Study submitted for the project in June, 1981, identified that the proposed site was partially developed with two residential buildings, one garage, one horse stall, a watershed, and a maintenance shop. The applicant submitted Floor Plans on June 2, 1981 which identified the intended uses for the existing buildings. The main residential building would be utilized as a kitchen, a dining, and a recreation room, classroom, and of the three existing bedrooms would be used by two students each. The second residential building would be for a bedroom for two students, a larger bedroom for three students, and a communal bathroom for the two bedrooms. The designated office/garage space would be used as an administrative office and a storage area. The garage/barn area would be intended for a garage workshop, utility room, bathroom, and three stalls to house animals.

The proposed project (PUP436) was approved by the Riverside County Board of Supervisors on September 15, 1981.

Since project approval by the Board of Supervisors, the project site has expanded through the incorporation of modular buildings. In 1982 (PUP 436-W), a proposal was submitted that expanded the existing residential buildings and constructed two additional buildings. The expansion of the project site improved services to the existing students and increased permitted enrollment rates. The proposed additions consisted of a new classroom, two bedrooms, a bathroom, and an administration building. Overall, the proposed additions to the project site (PUP 436-W) were approved in 1982.

The proposed project site is developed with the existing structures from the former Morning Sky Residential School, but is currently inactive.

ISSUES OF POTENTIAL CONCERN:

As this project is the repurposing of existing structures, and does not involve any site improvements, staff finds no issues of potential concern at this time.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use(Ex. #5): Rural-Rural Residential (R-RR) and Community Development: Commercial Retail (CD-CR)

2. Surrounding General Plan Land Use(Ex. #5): Agriculture-Agriculture (AG-AG) to the north, Rural-Rural Residential (R-RR) to the west, Rural-Rural Residential (R-RR) and Community Development-Commercial Retail (CD-CR) to the east, and Agriculture-Agriculture (AG-AG) to the south.

3. Current Property Zoning(Ex. #2): Residential Agriculture-5 acre minimum (R-A-5)

4. Surrounding Zoning(Ex. #2): Residential Agriculture-20 acre minimum (R-A-20) to the south, Residential Agriculture-5 acre minimum (R-A-5) to the west, Commercial Retail (C-R) and Residential Agriculture-5 acre minimum (R-A-5) to the east, and Residential Agriculture-20 acre minimum (R-A-20) to the north.

5. Existing Land Use(Ex. #1): The proposed project site is developed with the existing structures from the former Morning Sky Residential School, but is currently inactive.

6. Surrounding Land Use(Ex. #1): Vacant property and scattered single family residential to the west, east, and north, and vacant property to the south.

7. Project Data: Total Acreage: 18.9
8. Environmental Concerns: CEQA Exempt per Sections 15301 and 15303 of the CEQA Guidelines.

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of PUP00922, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is designated Rural Residential (R-R) on the REMAP Area Plan.
2. The proposed use is consistent within the Rural-Rural Residential (R-RR) Land Use Designation.
3. The zoning for the subject site is Residential Agriculture-5 acre minimum (R-A-5).
4. Existing land uses within project vicinity consist of Agriculture-Agriculture (AG-AG) to the north, Rural-Rural Residential (R-RR) to the west, Rural-Rural Residential (R-RR) and Community Development-Commercial Retail (CD-CR) to the east, and Agriculture-Agriculture (AG-AG) to the south.
5. The proposed use is a permitted use, subject to approval of a Public Use Permit in the Residential Agriculture-5 acre minimum (R-A-5) zone.
6. The proposed use is consistent with the development standards set forth in the Residential Agriculture-5 acre minimum (R-A-5) zone.
7. The proposed use is permitted in the R-A-5 zone(s) based on County Ordinance No. 348, Section 6.50.d, which states that churches, temples, and other places of religious worship may be permitted in any zoning classification provided a public use permit is granted.
8. Within project vicinity, there is vacant property and scattered single family residential to the west, east, and north, and vacant property to the south.
9. This project is not located within a Criteria Area of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and as such, is not targeted for long term conservation by the MSHCP.
10. This project is not located within the City Sphere of Influence of any adjacent cities.

11. The proposed project site is located within a Cal State Fire Responsibility and High Fire Area.
12. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. By not altering the existing project site or structures, the proposed project is categorically exempt from CEQA pursuant to sections 15301 and 15303 of the state guidelines. Listed below is a brief overview of how the project site will remain unchanged.
 - The proposed project is converting existing buildings from being used as a school to being used as a church;
 - No new buildings will be added to the proposed project site;
 - The existing buildings onsite will not be removed;
 - All drainage patterns will remain as they are, as approved by PUP No. 436;
 - The amount of onsite parking spaces will remain unaltered;
 - There will be no additional grading on the project site;
 - No alterations to the existing landscaping or fencing;
 - Asphalt Drive, which circulates through the project area, has already been paved and will not be altered; and
 - The project site already has a paved road that circulates through the project area.

CONCLUSIONS:

1. The proposed project is in conformance with the REMAP: Rural Residential (R-RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture-5 acre minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project may preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. An adjacent city of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. County Service Area;
 - d. A potential area for liquefaction; and
 - e. A Parks and Recreation District.

3. The project site is located within:
 - a. A high fire area; and
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.

4. The subject site is currently designated as Assessor's Parcel Number 557-100-016.

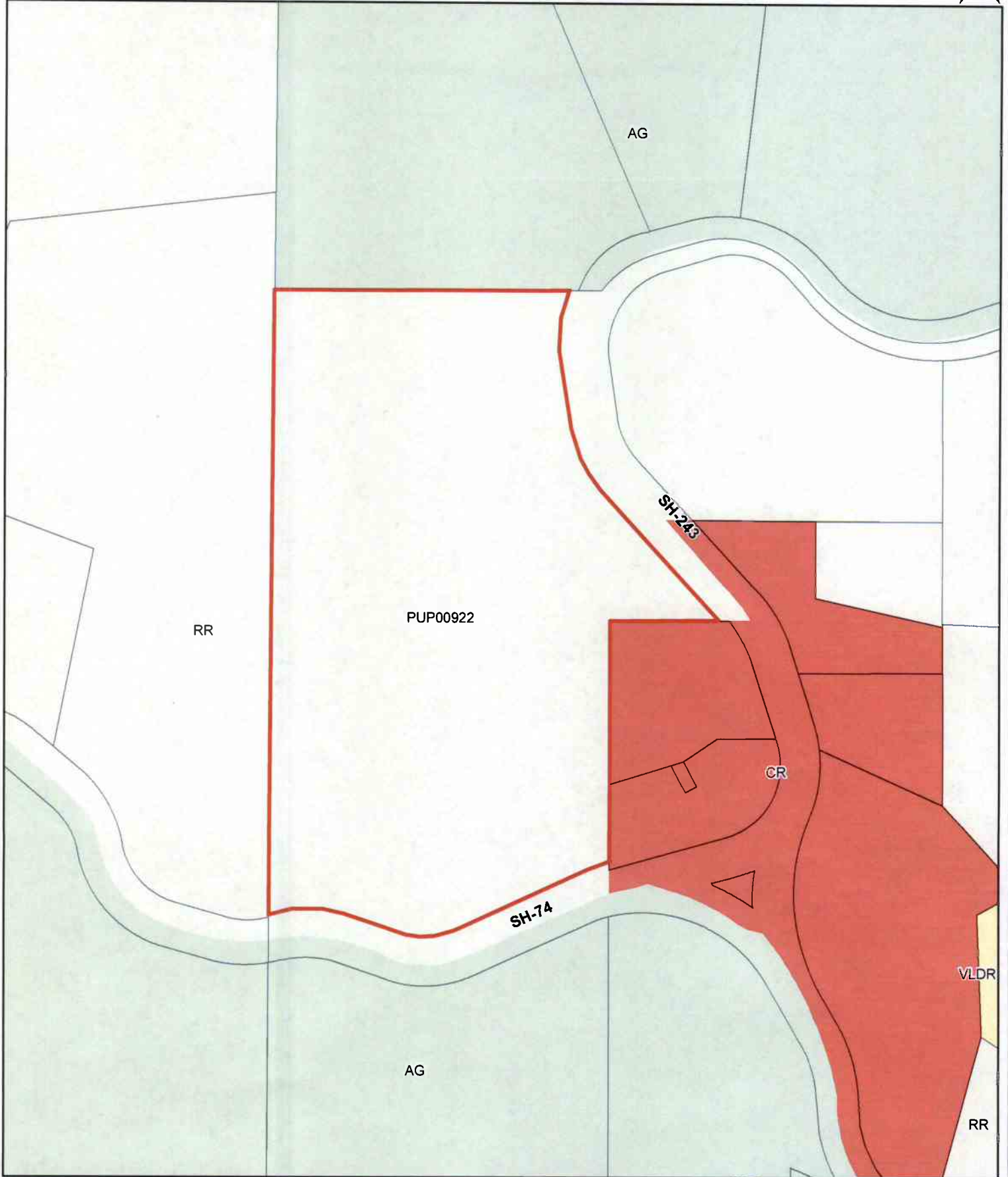
RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00922
VICINITY MAP

Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstralle on 9/24/2014

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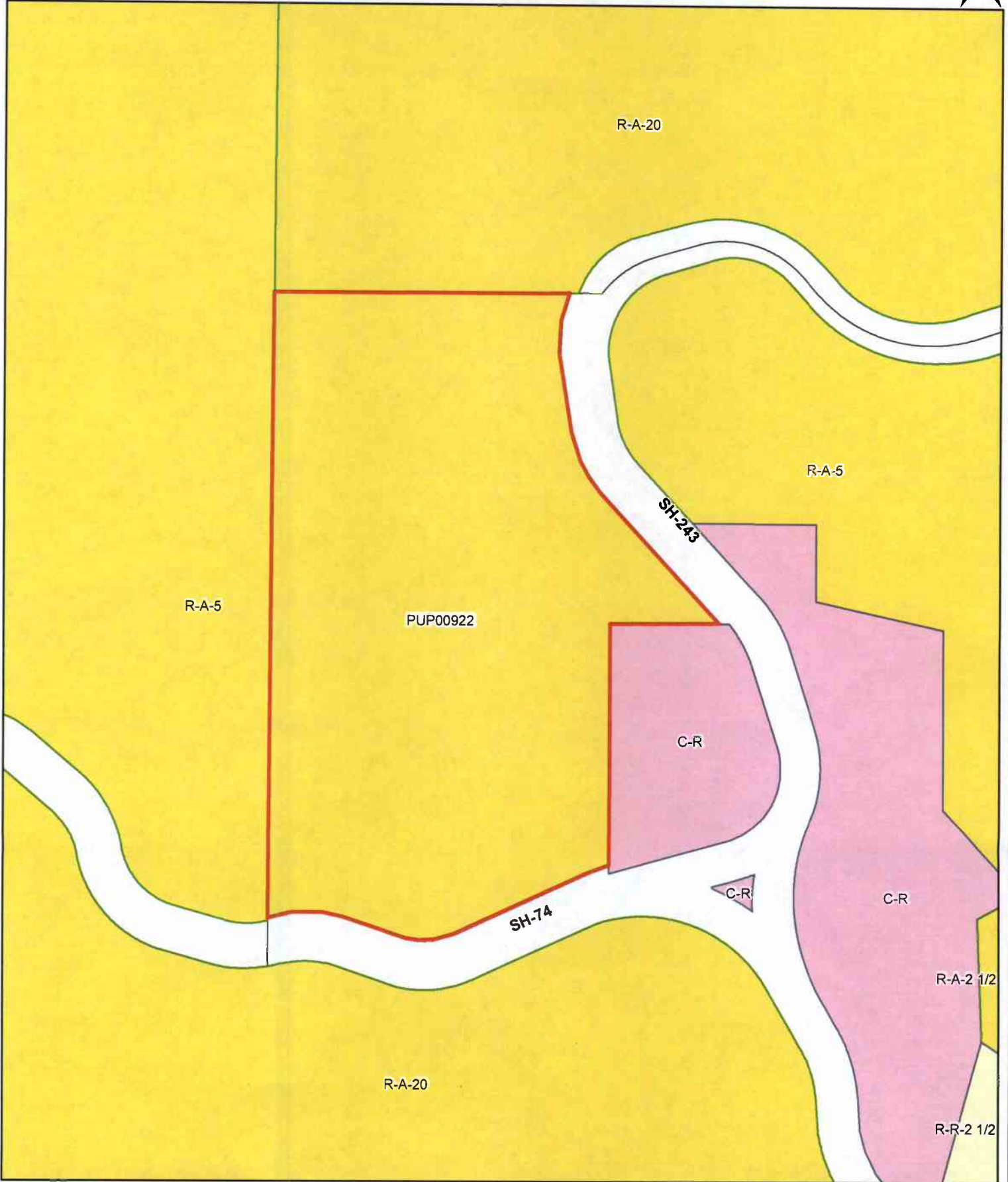
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00922

PROJECT ZONING

Supervisor Stone
District 3

N



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstrait on 9/30/2014



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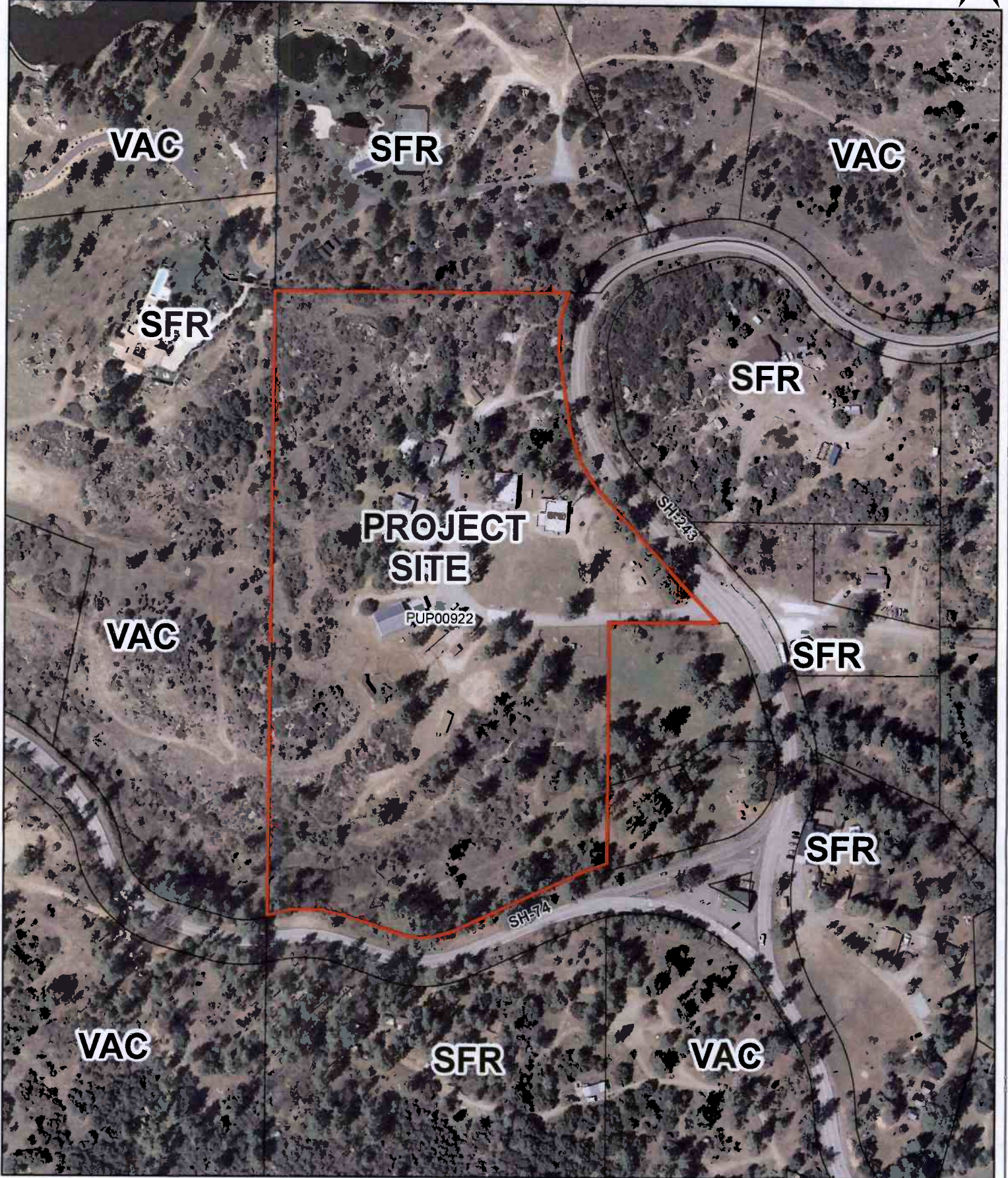
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00922

LAND USE

Supervisor Stone
District 3

N



0 125 250 500
1 inch = 250 feet

Feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstralte on 9/30/2014



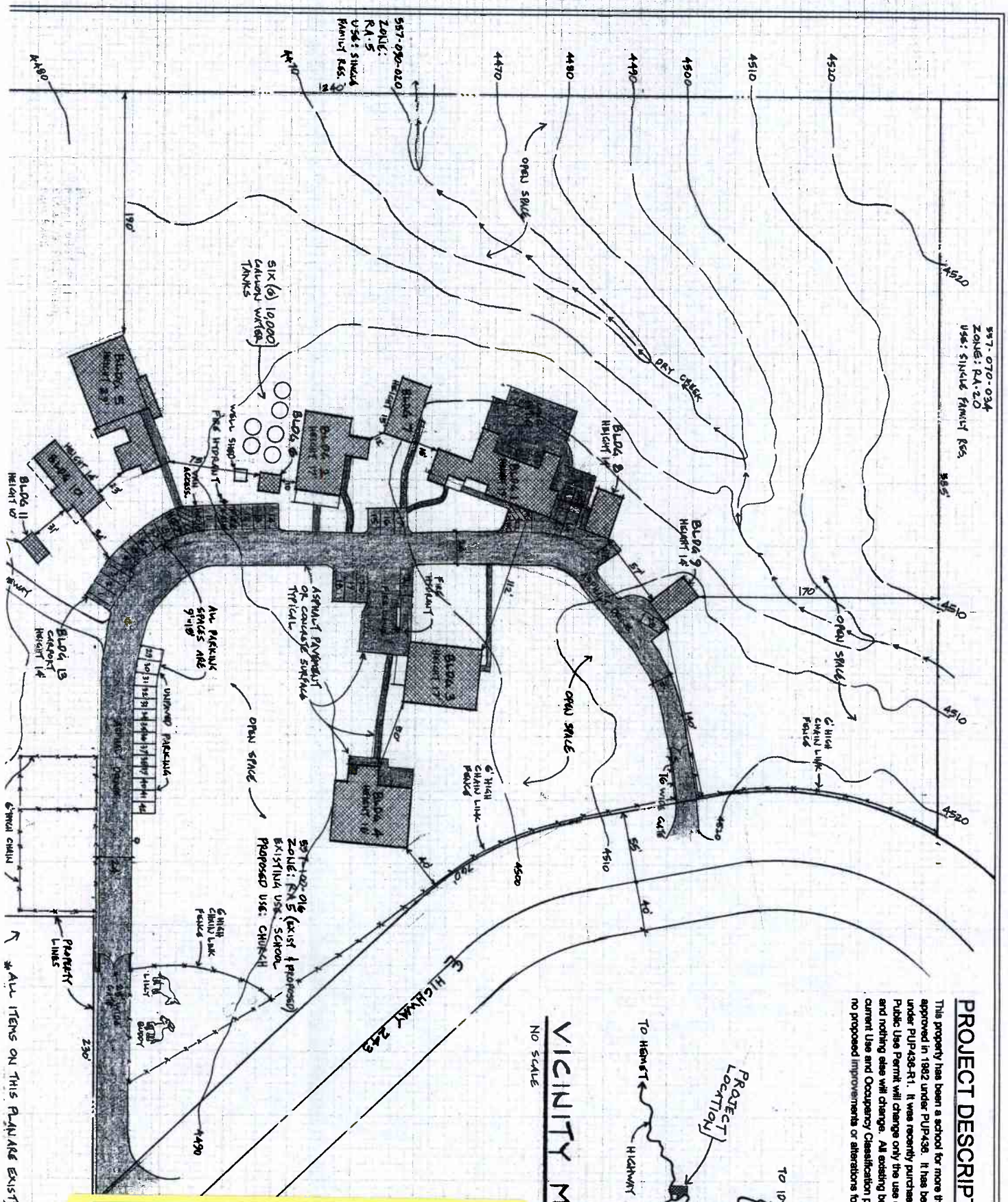
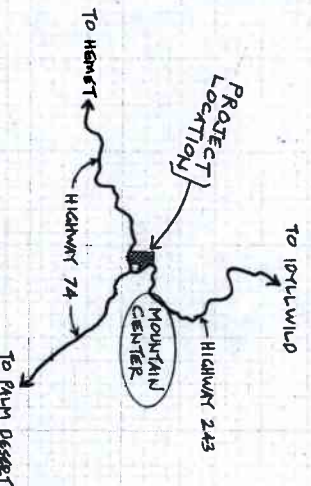
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PROJECT DESCRIPTION

This property has been a school for more than 30 years. The school use was approved in 1982 under PUP436. It has been used as Morning Sky School under PUP436-R1. It was recently purchased by a church. Chapel in the Public Use Permit will change only the use of the property from a school to and nothing else will change. All existing buildings will remain. Each will in current Use and Occupancy Classification per the California Building Code no proposed improvements or alterations for this project.

VICINITY MAP

NO SCALE



* ALL ITEMS ON THIS PLAN ARE EXISTING AND

CASE: PUP00922
 EXHIBIT: A
 DATE: January 7, 2015
 PLANNER: M. Corcoran



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.1
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 1
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.2
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 2
CHAPEL IN THE PINES

12-31-15 Painting Condition



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.3
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 3
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.4
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 4
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.5
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 5
CHAPEL IN THE PINES



FRONT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.6
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 6
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.7
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 7
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.8
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 8
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
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951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.9
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 9
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.10
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 10
CHAPEL IN THE PINES



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.11
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 11
CHAPEL IN THE PINES



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
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Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.12
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 12
CHAPEL IN THE PINES



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

CASE: PUP00922
EXHIBIT: B.13
DATE: January 7, 2015
PLANNER: M. Corcoran



BUILDING 13
CHAPEL IN THE PINES

EXHIBIT C

BUILDING FLOOR PLANS

ALL BUILDINGS ARE EXISTING WITH NO ADDITIONS OR ALTERATIONS

OWNER / APPLICANT

Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

EXHIBIT PREPARER / REPRESENTATIVE

Jim Marsh Architect (951) 658-4733
27431 Dartmouth St
Hemet, CA 92544

ASSESSORS PARCEL NUMBER

557-100-016

ADDRESS OF PROJECT

29375 Highway 243, Mountain Center CA 92561

FILE COPY

CASE: PUP00922
EXHIBIT: C
DATE: January 7, 2015
PLANNER: M. Corcoran



1-6-2014
CHAPEL IN THE PINES

$13 \times 16.5 = 215$
 $13.5 \times 12 = 162$
 $13.5 \times 16 = 216$
 $4 \times 8 = 32$

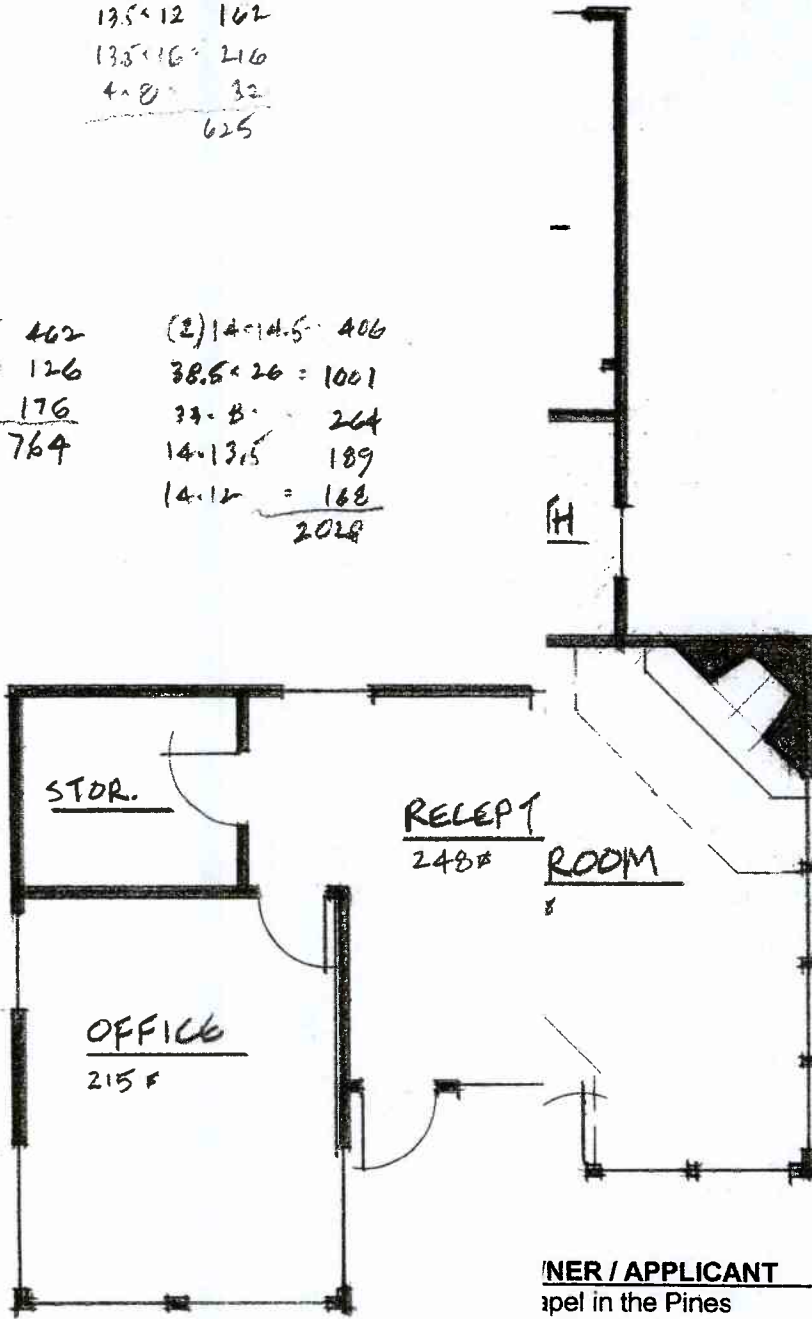
 625

$20 \times 16.5 = 462$
 $14 \times 9 = 126$
 $13.5 \times 13 = 176$

 764

$(2) 14 \times 14.5 = 406$
 $38.5 \times 26 = 1001$
 $34 \times 8 = 264$
 $14 \times 13.5 = 189$
 $14 \times 12 = 168$

 2028



OCCUPANT LOAD IS 32

RES. $2028/100 = 10$
 OFFICE $764/100 = 8$
 CLASS $285/20 = 14$

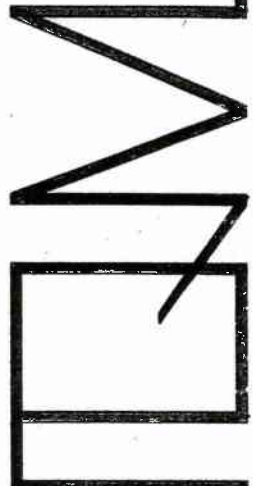


OWNER / APPLICANT
 Chapel in the Pines
 P.O. Box 111
 Mountain Center, CA 92561
 (951) 659-0097 Wally Boer

SESSORS PARCEL No.
 0100-016

DRESS OF PROJECT
 175 Highway 243,
 Mountain Center CA 92561

JIM Q MARSH ARCHITECT
 27431 DARTMOUTH ST.
 HEMET, CA. 92544
 (951) 658-4733



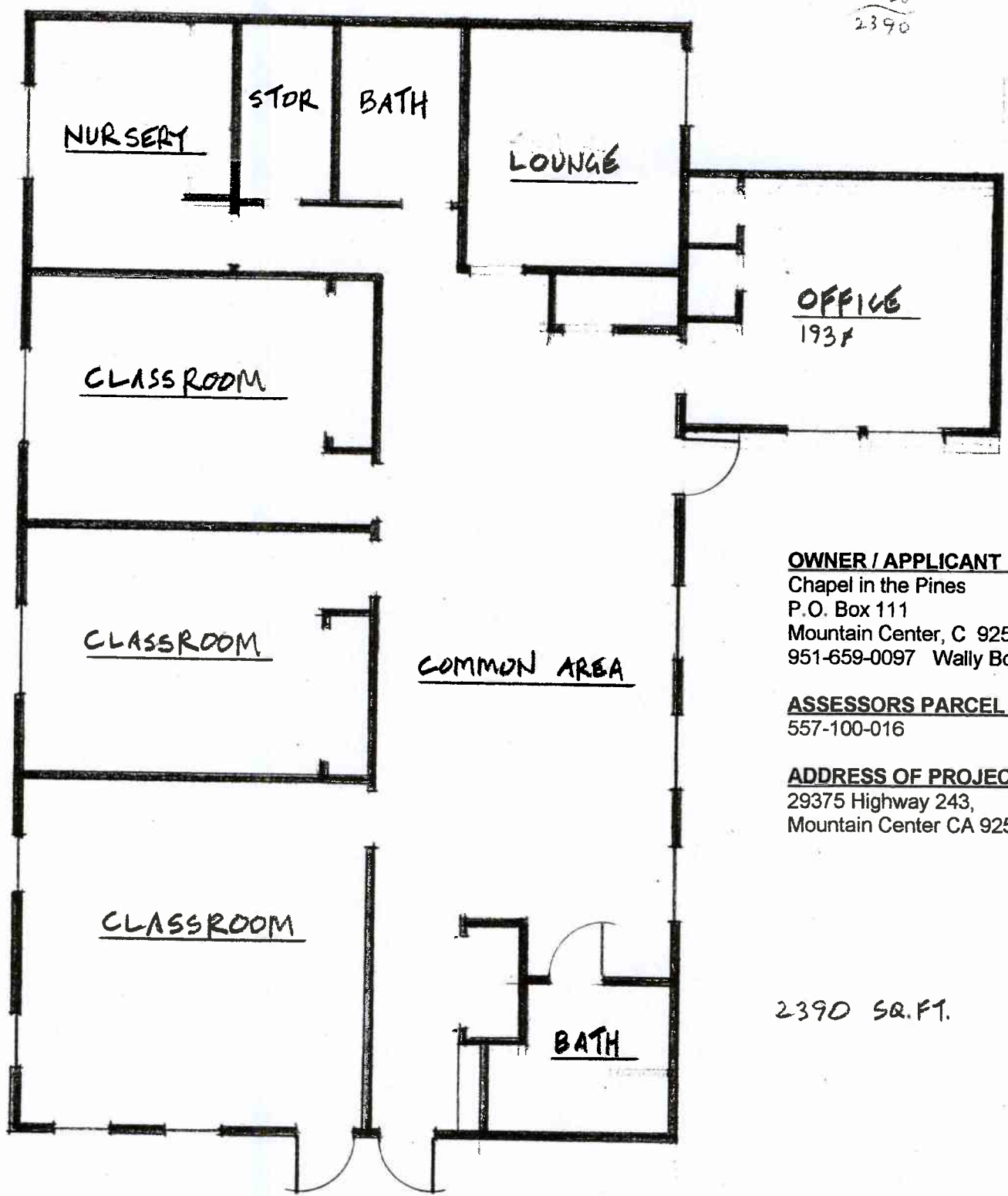
CHAPEL IN THE PINES
BUILDING 1

Blank box for SHEET NUMBER

SHEET NUMBER

Blank box for SHEET NUMBER

2160
238
2390



160
326
153
671
221
50

OWNER / APPLICANT
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Mountain Center, C 92561
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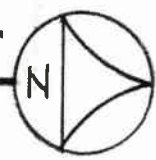
ASSESSORS PARCEL No.
557-100-016

ADDRESS OF PROJECT
29375 Highway 243,
Mountain Center CA 92561

2390 SQ. FT.

FLOOR PLAN

1/8" = 1'-0"
1-6-14



BUILDING 2
CHAPEL IN THE PINES

OCCUPANT LOAD IS 85

TYPE V-B
NON SPRINKLERED

CLASS 1650/20 = 83

(A.3)

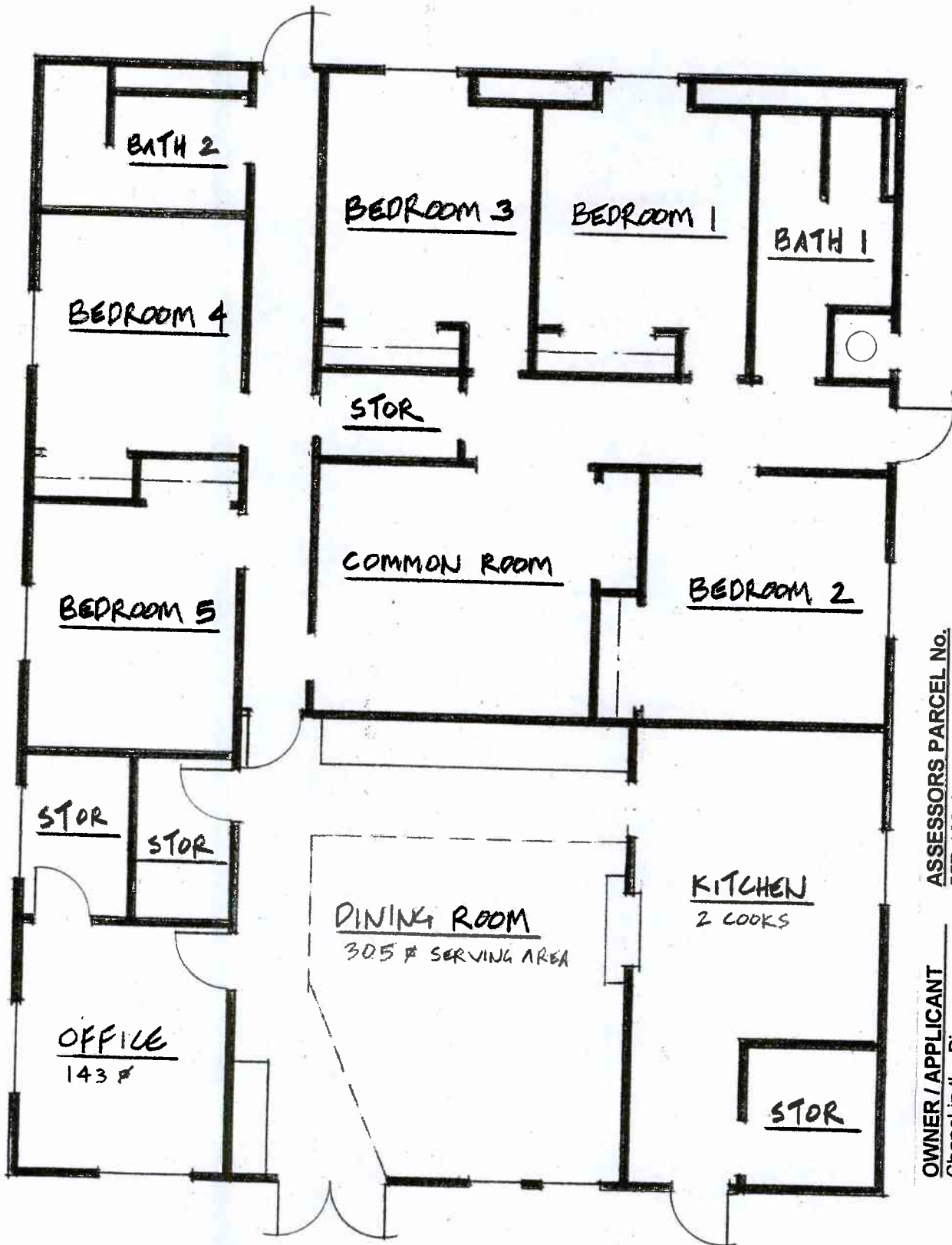
OFFICE 193/100 = 2

(B)

OCCUPANCY

Jim Marsh Architect
27431 Dartmouth St
Hemet, CA 92544
951-658-4733

BLDG 2



ASSESSORS PARCEL No.
557-100-016

ADDRESS OF PROJECT
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Mountain Center CA 92561

OWNER / APPLICANT

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2850 SQ. FT.

FLOOR PLAN

1/8" = 1'-0"

BUILDING 3
CHAPEL IN THE PINES

1-6-14

TYPE V-B
NON-SPRINKLERED

OCCUPANT LOAD IS 31

KITCH 270/200 = 2

DINING 305/15 = 20

RES. 1669/200 = 9

(R-3) ← OCCUPANCY

Jim Marsh Architect
27431 Dartmouth St
Hemet, CA 92544
951-658-4733

B-L-04 3

A-2

43-40-1720
 15-17.5-203
 85-1.5-47
 2030

OWNER / APPLICANT

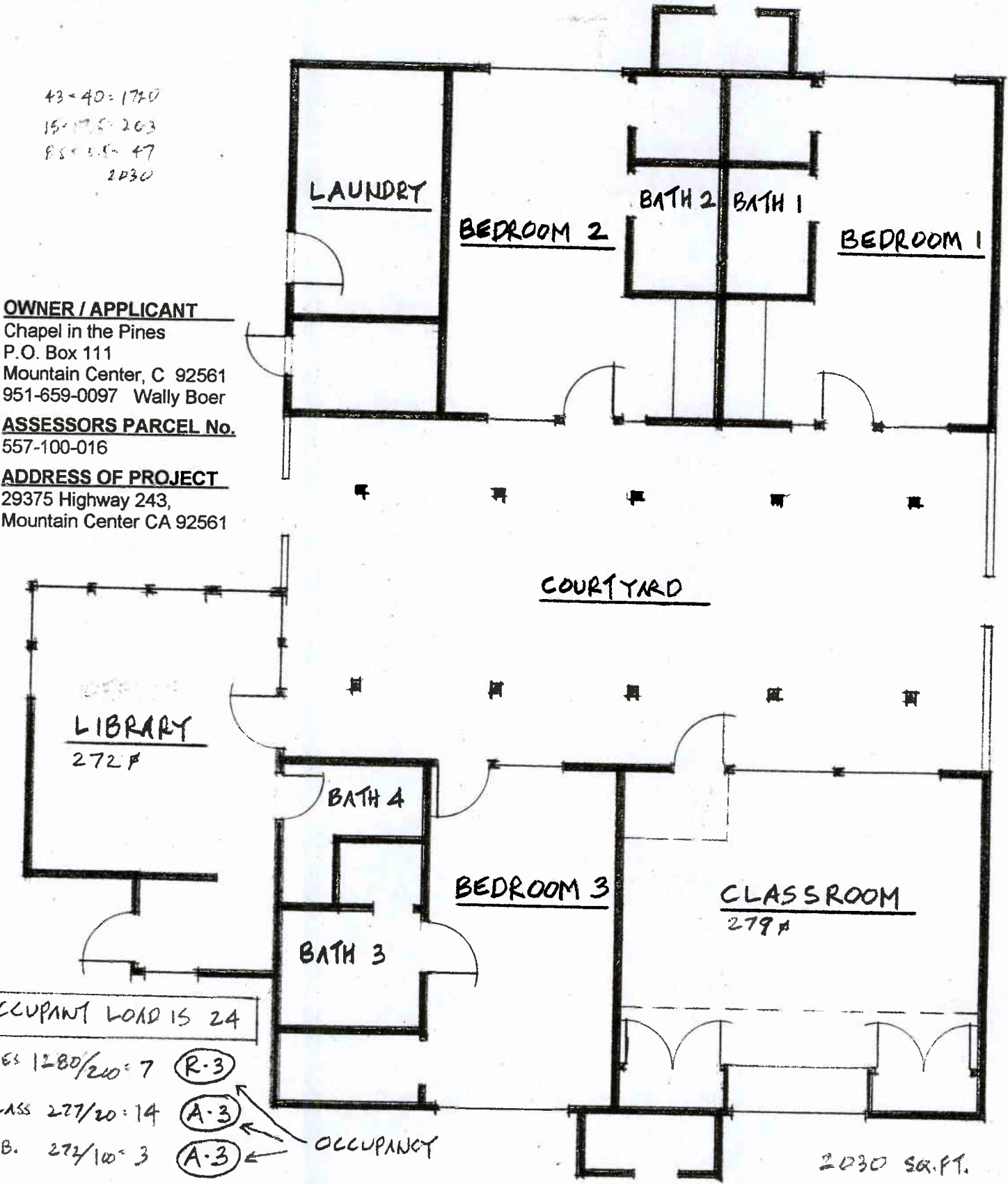
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ASSESSORS PARCEL No.

557-100-016

ADDRESS OF PROJECT

29375 Highway 243,
 Mountain Center CA 92561



OCCUPANT LOAD IS 24

RES 1280/200 = 7 (R-3)

CLASS 277/20 = 14 (A-3)

IB. 272/100 = 3 (A-3)

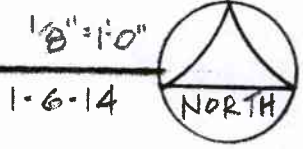
OCCUPANCY

TYPE V-B

DN-SPRINKLERED

FLOOR PLAN

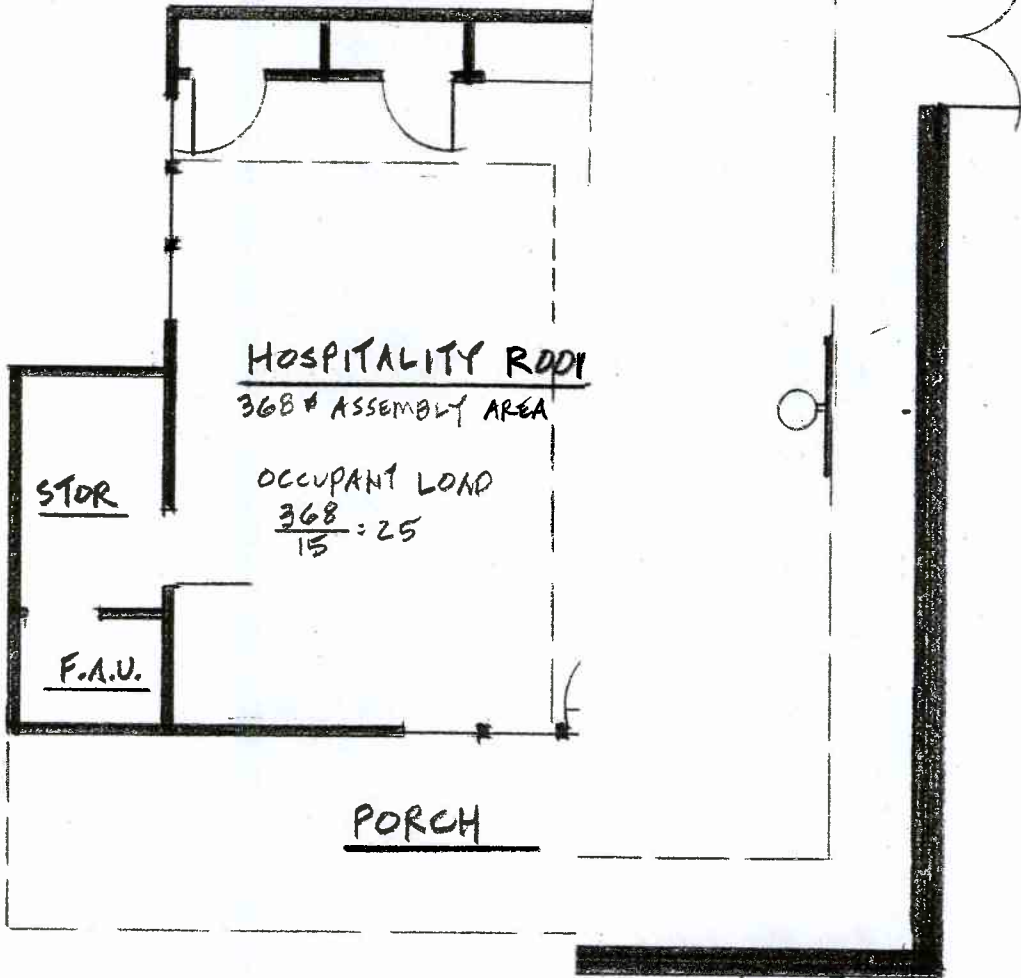
BUILDING 4
 CHAPEL IN THE PINES



Jim Marsh Architect
 27431 Dartmouth St
 Hemet, CA 92544
 951-658-4733

BLD 4

61.47 = 2867
 2.0 x 30 = 600
 6.5 x 15 = 98
 19.5 x 16 = 312
 6.5 x 25 = 163
 35 x 45 = 158
 4198



OCCUPANT LOAD 134

ASSEMB

A-3 DC

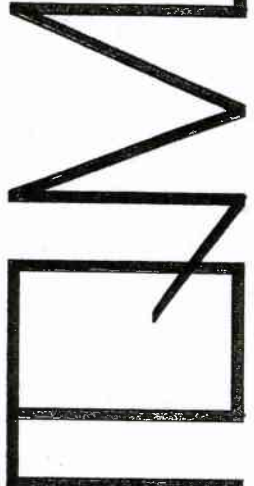
TYPE V-B
 SPRINKLERED

OWNER / APPLICANT
 Chapel in the Pines
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 Mountain Center, CA 92561
 (951) 659-0097 Wally Boer

SESSORS PARCEL No.
 7-100-016

DRESS OF PROJECT
 375 Highway 243,
 Mountain Center CA 92561

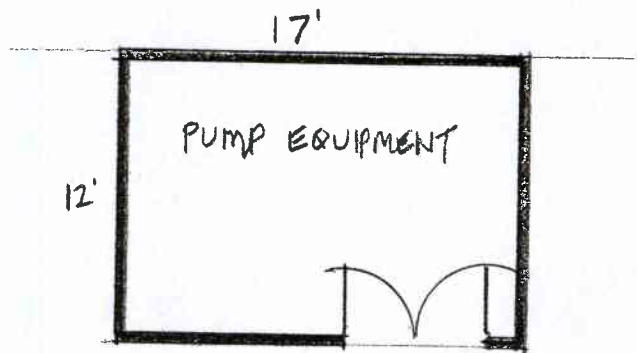
JIM Q MARSH ARCHITECT
 27431 DARTMOUTH ST.
 HEMET, CA. 92544
 (951) 658-4733



CHAPEL IN THE PINES
 BUILDING 5

SHEET NUMBER

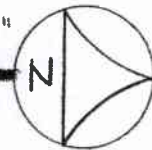
BUILD 5



FLOOR PLAN

1/8" = 1'-0"

1-6-14



BUILDING 6
CHAPEL IN THE PINES

TYPE V-B
NON-SPRINKLERED

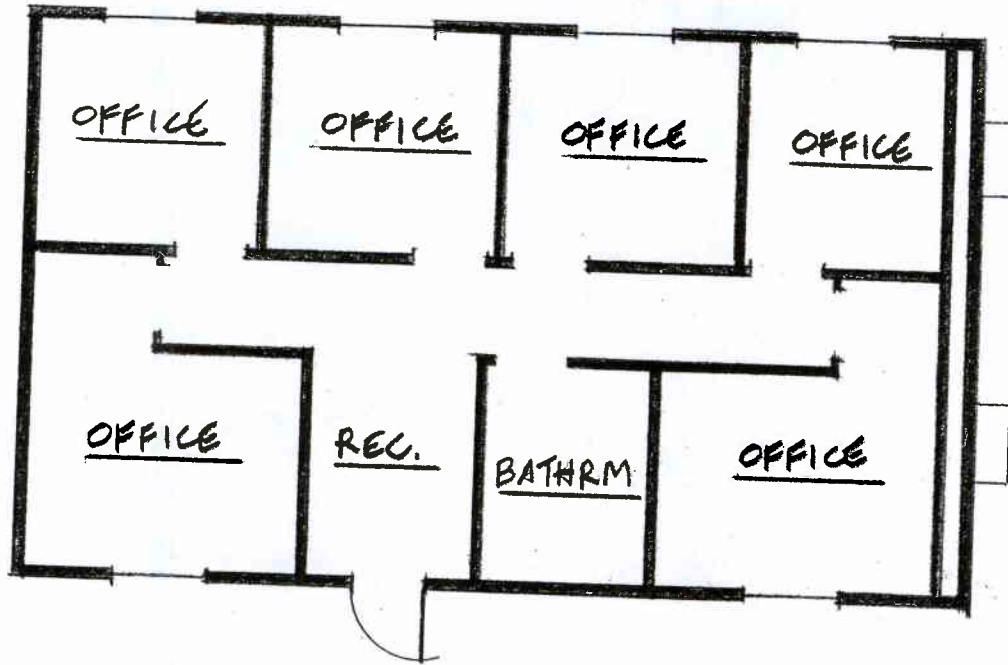
Ⓢ OCCUPANCY

PUMP EQUIPMENT

Jim Marsh Architect
27431 Dartmouth St
Hemet, CA 92544
951-658-4733

BLDG 6

38.5 x 23.5 = 905
 14 x 10 = 140
 765



960 SQ FT.
 765 ± GROSS
 LEASABLE AREA
 (FOR PARKING)

FLOOR PLAN

BUILDING 7
 CHAPEL IN THE PINES

1/8" = 1'-0"
 1-6-14

OCUPANT LOAD IS 10
 $\frac{960}{100} = 10$

BUSINESS (OFFICE)
 (B) ← OCCUPANCY
 TYPE V-B
 SPRINKLERED

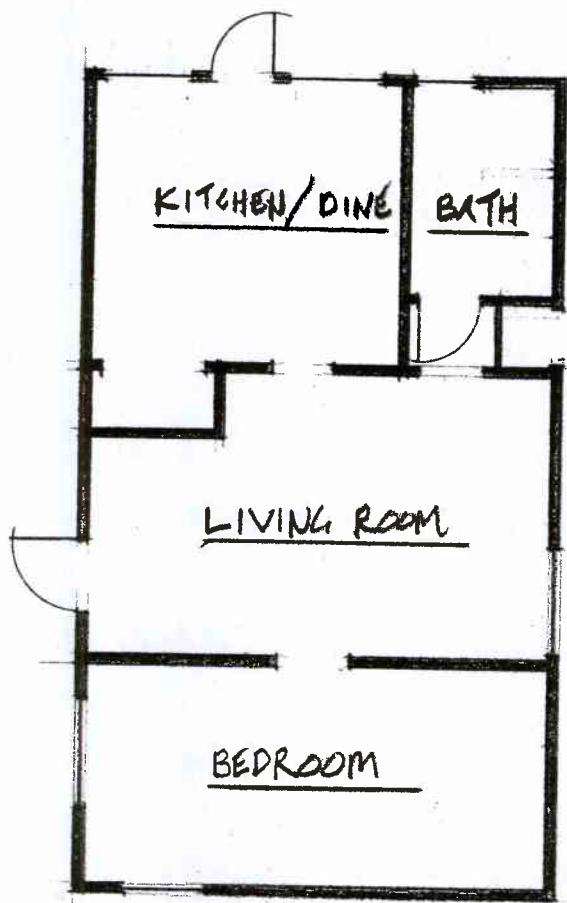
OWNER / APPLICANT
 Chapel in the Pines
 P.O. Box 111
 Mountain Center, C 92561
 951-659-0097 Wally Boer

ASSESSORS PARCEL No.
 557-100-016

ADDRESS OF PROJECT
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 Hemet, CA 92544
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BLDG 7



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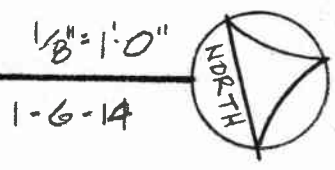
ASSESSORS PARCEL No.
 557-100-016

ADDRESS OF PROJECT
 29375 Highway 243,
 Mountain Center CA 92561

680 SQ FT

FLOOR PLAN

BUILDING 8
 CHAPEL IN THE PINES



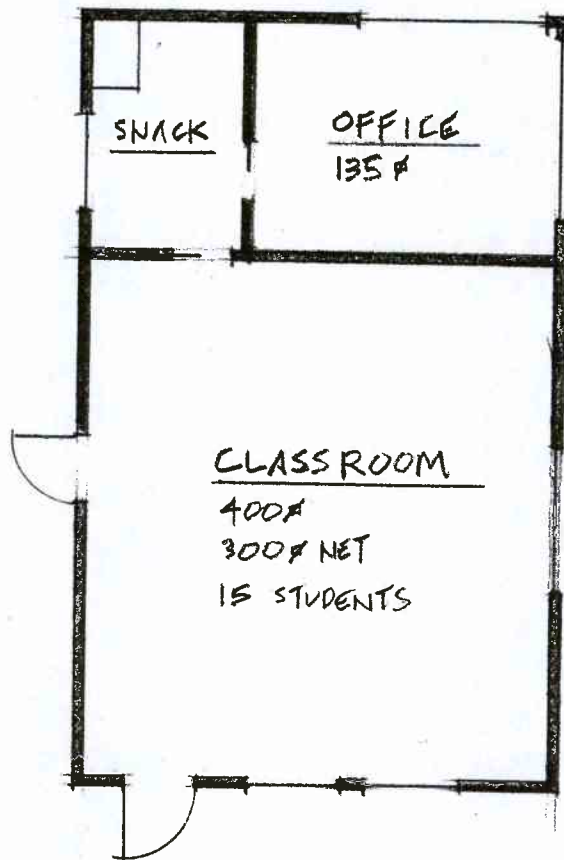
OCCUPANT LOAD IS 4

680/220 = 4

RESIDENTIAL
 (R-3) ← OCCUPANCY
 TYPE V-B
 NON-SPRINKLERED

Jim Marsh Architect
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BLDG 8



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ADDRESS OF PROJECT

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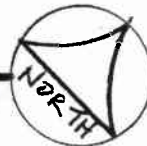
640 SQ. FT.

FLOOR PLAN

1/8" = 1'0"

BUILDING #9 - CLASSROOM

1-6-14



OCCUPANT LOAD IS 17

A.3 CLASSROOM $\frac{300}{20} = 15$

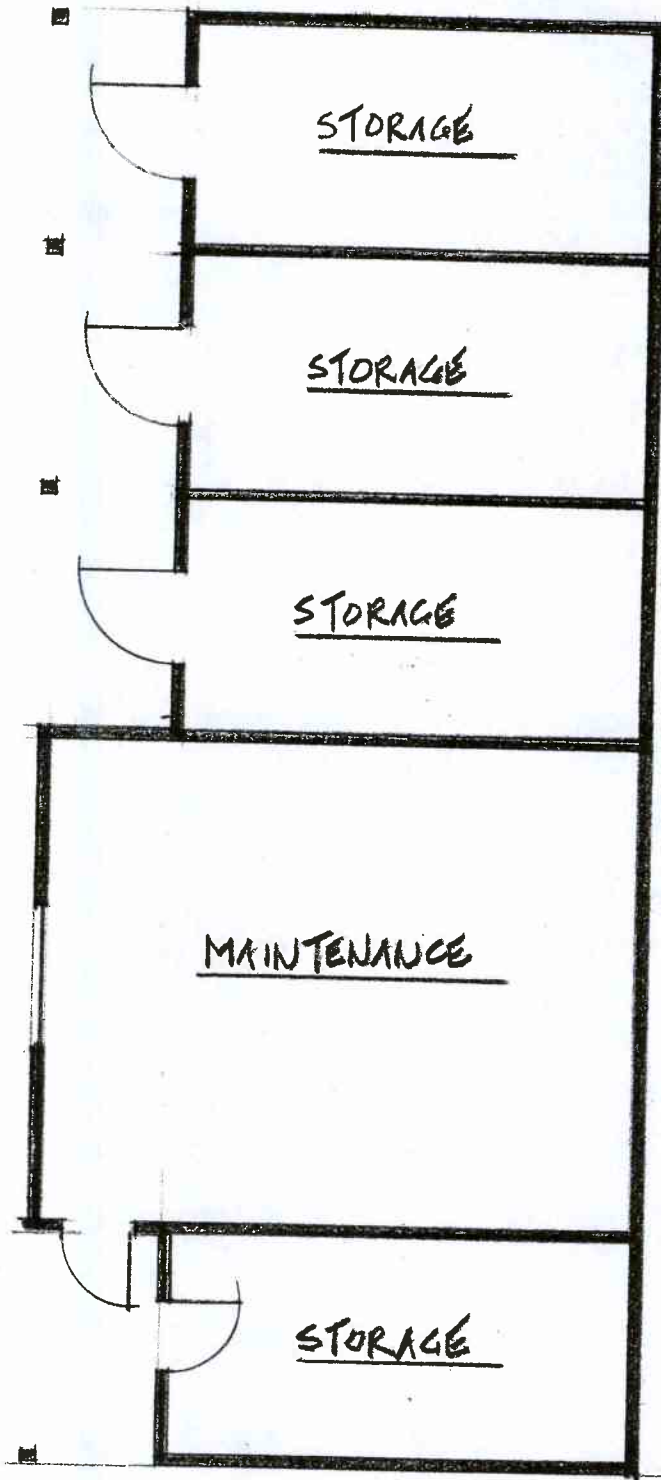
B OFFICE/SNACK $\frac{200}{100} = 2$

← OCCUPANCY

TYPE V-B
 NON-SPRINKLERED

Jim Marsh Architect
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 951-658-4733

BLDG 9



OWNER / APPLICANT

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ADDRESS OF PROJECT

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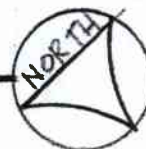
1315 SQ FT

FLOOR PLAN

BUILDING 10
 CHAPEL IN THE PINES

1/8" = 1'-0"

1-6-14



OCCUPANT LOAD IS 3

$1315/520 = 3$

WAREHOUSE

(S-2) ← OCCUPANCY
 TYPE V-B
 NON SPRINKLERED

Jim Marsh Architect
 27431 Dartmouth St
 Hemet, CA 92544
 951-658-4733

BLDG 10



468 SQ. FT.

FLOOR PLAN

1/8" = 1'-0"



BUILDING 12

OCCUPANT LOAD IS 1

$$468/500 = 1$$

WAREHOUSE

(S-2) ← OCCUPANCY

TYPE V-B

NON-SPRINKLERED

OWNER / APPLICANT

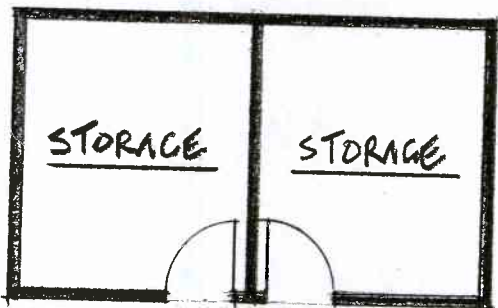
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ASSESSORS PARCEL No.

557-100-016

ADDRESS OF PROJECT

29375 Highway 243,
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240 SQ. FT.

FLOOR PLAN

1/8" = 1'-0"



BUILDING 11

CHAPEL IN THE PINES

1-6-14

OCCUPANT LOAD IS 1

$$240/500 = 1$$

WAREHOUSE

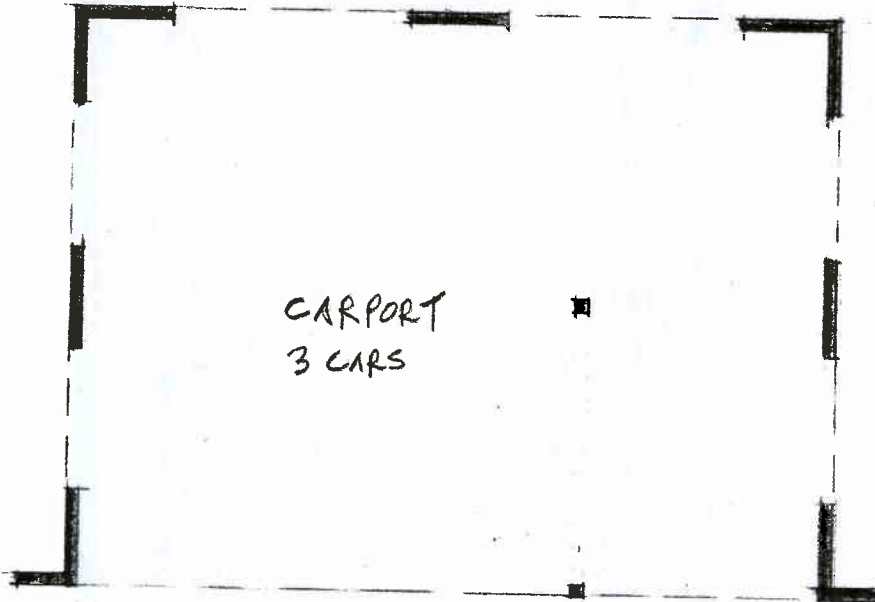
(S-2) ← OCCUPANCY

TYPE V-B

NON-SPRINKLERED

Jim Marsh Architect
 27431 Dartmouth St
 Hemet, CA 92544
 951-658-4733

BLOG 11
 BLDG 12



768 sq. ft.

FLOOR PLAN

1/8" = 1'-0"
1-6-14



BUILDING 13
CHAPEL IN THE PINES

OCCUPANT LOAD IS 4

$$768/200 = 4$$

PARKING GARAGE

Ⓧ ← OCCUPANCY
TYPE V-B
NON SPRINKLERED

OWNER / APPLICANT
Chapel in the Pines
P.O. Box 111
Mountain Center, C 92561
951-659-0097 Wally Boer

ASSESSORS PARCEL No.
557-100-016

ADDRESS OF PROJECT
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Jim Marsh Architect
27431 Dartmouth St
Hemet, CA 92544
951-658-4733

BLDG 13

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE- PROJECT DESCRIPTION RECOMMND

The use hereby permitted is change the use of an existing boarding school into a church. All thirteen existing structures will remain onsite and no improvements to either the site or the existing buildings are proposed. The existing onsite structures will be used for office space, classrooms (capacity of 15 students per classroom), a counseling center, parsonage, dining room with a kitchen, library, and maintenance storage structures. In addition, building no. 1 will be used as a permanent residence for the minister of the facility and areas within buildings no. 3 and 4 will be used for temporary residents.

Building size of the existing onsite structures:

- Building 1: 3,268 square feet
- Building 2: 2,390 square feet
- Building 3: 2,850 square feet
- Building 4: 2,030 square feet
- Building 5: 4,198 square feet
- Building 6: 204 square feet
- Building 7: 960 square feet
- Building 8: 680 square feet
- Building 9: 640 square feet
- Building 10: 1,315 square feet
- Building 11: 240 square feet
- Building 12: 468 square feet
- Building 13: 768 square feet

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PUBLIC USE PERMIT, including, but

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

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

RECOMMND

not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 USE- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Public Use Permit No. 00922 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 00922, Exhibit A, dated 2/19/2014.

APPROVED EXHIBIT B= Building Photos, Exhibit B, dated 2/19/2014.

APPROVED EXHIBIT C= Building Floor Plans, Exhibit C, dated 2/19/2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO RECOMMND

Public Use Permit No. 00922 proposes to change the use of a previously approved school (PUP00436 and PUP00436R1) to a church. No grading is proposed as part of this proposal, therefore the Grading Division Does not object to this proposal with the following included condition of approval.

E HEALTH DEPARTMENT

10.E HEALTH. 2 USE - WATER SYSTEM RECOMMND

This facility is currently connected to a permitted water system regulated by the Department of Environmental Health (DEH). It is the responsibility of the facility operator to ensure that all water system permitting requirements and operation requirements of the water system are met to the satisfaction of DEH as well as all other applicable agencies. For further information, please contact DEH Water Resources at (760) 863-7570.

10.E HEALTH. 3 ONSITE WASTEWTR TREATMENT SYS RECOMMND

All existing buildings are connected to onsite wastewater treatment systems (OWTS).

Prior to any OWTS repair/replacement or proposed OWTS modification to handle any increases in the project's daily wastewater flow, the applicant shall contact the Department of Environmental Health (DEH) at (760) 863-7570 to obtain information regarding specific OWTS plan check and/or permitting requirements.

FIRE DEPARTMENT

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

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

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

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 6 a.m. to 10 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Building 1:

Office/Reception: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 588 square feet and a total of 3 spaces would be required by rounding up.

Parsonage: Calculations were made by using the single-family dwelling parking regulations. Regulations require 2 parking spaces for each residential unit. One residential unit is proposed in this building and as such, 2 spaces are required.

Classroom: The high school class designation was used in order to calculate the parking requirements for the proposed classroom. The zoning ordinance requires 1 space for an employee, plus 1 space for faculty member, and 1 space for every 8 students. The proposed classroom size is for 14 students which by rounding up would require 2 spaces for students and 2 additional spaces for faculty/staff. Required parking for the classroom is 4 spaces.

Building 2:

Nursery/Classroom: The Elementary school designation is used for the parking regulations. The elementary school designation allows for 1 parking space per classroom. Within building 2, there are 4 classrooms and as such, 4 parking spaces are required.

Office: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 193 square feet and a total of 1 space would be required by rounding up.

Building 3:

Dining Room: The restaurant designation was used to calculate the required parking for the dining room. For every 45 square feet within the dining room, 1 parking space is required. The dining room within the project area has a total of 305 square feet and as such, 7 spaces are required by rounding up.

Kitchen: The applicant has identified that there will be 2

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.PLANNING. 7

USE- BASIS FOR PARKING (cont.)

RECOMMND

employees of the kitchen area and 1 parking space will be designated for the two employees.

Office: Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 143 square feet and a total of 1 space would be required by rounding up

Dormitory Rooms: The Boarding House Designation was used to calculate the required parking for the Dormitory Rooms within Building No. 3. Ordinance No. 348 requires that there be one parking space for every 2 beds for a dormitory designation. There are 5 beds proposed for the dormitory and through rounding up, will require 3 spaces.

Building No. 4:

Bedrooms: The Boarding House designation was used to calculate the proposed bedrooms within Building No. 4. Ordinance No. 348 requires that there be one parking space for every 2 beds. There are 6 proposed beds within the bedroom designation and by rounding up, 3 parking spaces will be required.

Library: The regulations for libraries require that for every 300 gross square feet, 1 parking space is required. The proposed library is 272 square feet and will require 1 parking space by rounding up.

Adult Classroom: For the proposed Adult Classroom, the college designation of Ordinance No. 348 was used to calculate the proposed parking needed. For a proposed college classroom, 1 space is required for the faculty, 1 employee space, and 1 space is required for every 2 students. The proposed classroom has a capacity of 14 students which would require 7 student spaces and 2 spaces for faculty/employees. The total for this classroom would be 9 spaces.

Building No. 5:

Sanctuary/Recreation: The church designation o was used to calculate required parking. With this particular designation, 1 space is required for every 35 square feet of net assembly area used simultaneously for assembly purposes. The Sanctuary for PUP 922 is a total of 1,314 square feet and as such, is required 38 parking spaces.

Building No. 7

Counseling: The Office designation requires that for every 200 square feet of office space, 1 parking space is required. The office space has a total of 765 square feet and a total of 4 spaces are required through rounding up.

Building No. 8

Caretaker Residence: Calculations were made by using the

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.PLANNING. 7 USE- BASIS FOR PARKING (cont.) (cont.) RECOMMND

single-family dwelling parking regulations. Regulations require 2 parking spaces for each residential unit. One residential unit is proposed in this building and as such, 2 spaces are required.

Building No. 9

Classroom: The high school class designation was used in order to calculate the parking requirements for the proposed classroom. The zoning code requires 1 space for an employee, plus 1 space for a faculty member, and 1 space for every 8 students. The proposed classroom is for a class of 14 students which would require 2 spaces for students and 2 additional spaces for faculty/staff. Required parking for the classroom is 4 spaces.

Accessible Parking:

Zoning Ordinance 348 requires that if a proposed project has between 26-50 designated parking spaces, 2 handicapped accessible parking spaces are required. With the proposed project falling within this category, the applicant is required to have 2 handicapped accessible parking spaces. By reviewing the site plans, it appears the applicant intends to designate 3 spaces as handicapped accessible.

Bicycle Parking:

Within Zoning Ordinance No. 348, uses such as commercial, office, and uses otherwise not listed are required to provide 1 employee bicycle parking space for every 25 vehicular parking spaces. In addition to the 1 bicycle parking space for an employee of the facility, there needs to be 1 visitor bicycle parking space for every 33 car parking spaces.

With the proposed project area having 42 vehicular parking spaces, 2 employee and 1 visitor bicycle parking spaces will need to be provided.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this public use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the minister and members of the minister's family shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

10.PLANNING. 21 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PUP No. 436 and PUP No. 436-R1 shall become null and void upon final approval of PUP No.922 by the County of Riverside.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

10. GENERAL CONDITIONS

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

exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along SH-74 and SH-243 due to existing improvements.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 CLR FROM DEH WATER RESOURCES RECOMMND

Prior to the Final Recordation of the Planning Case PUP 922, the applicant shall obtain written clearance from the Department of Environmental Health (DEH) Water Resources.

Per discussions with Jackie Jones (DEH Water Resources), the applicant shall address the following:

1) Complete the water system application process with DEH Water Resources. For further information, please contact

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

20. PRIOR TO A CERTAIN DATE

20.E HEALTH. 1 CLR FROM DEH WATER RESOURCES (cont.) RECOMMND

(760) 863-7570.

2) Update the water system's nitrite information.

Please note that additional requirements may apply pending review of all requested items.

20.E HEALTH. 2 CLR FROM DISTRICT ENV SERVICES RECOMMND

The applicant shall obtain written clearance from the Department of Environmental Health (DEH) District Environmental Services for the proposed use of an existing kitchen facility located within buildings to be utilized as emergency housing centers. For further information, please contact DEH District Environmental Services, Hemet Office at (888) 722-4234.

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 922 shall terminate on July 1, 2064. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE - FACADE UPGRADE RECOMMND

To increase the ability of the project site to blend into the surrounding natural habitat, prior to December 31, 2015, the applicant shall paint each of the existing 13 structures on the project site identified by EXHIBIT A. The colors to be used for the painting shall be limited to colors that reflect the surrounding environment. Examples

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - FACADE UPGRADE (cont.) RECOMMND

of suitable colors include, but are not limited to, Dark Brown, Tan, Olive, and Forest Green.

Condition added as result of Planning Commission Hearing on January 21, 2015.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 922, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - T.I. "C OF O" REQ'D RECOMMND

The applicant shall be required to obtain a Tenant Improvement" permit prior to occupying or using the site facilities.

NOTE:

As a change in use, and occupancy classification change may trigger accessibility requirements. This determination will be made during the Building Department tenant improvement plan review.

E HEALTH DEPARTMENT

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

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 PUBLIC/SEMIPUB FOOD FACILITY RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 PUBLIC/SEMIPUB FOOD FACILITY (cont.) RECOMMND

compliance with current State and Local regulations.

FIRE DEPARTMENT

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

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 922, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

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

90.FIRE. 7 USE-#32-TITLE 19 RECOMMND

Comply with Title 19 of the California Administrative Code.

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete, concrete, or decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

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

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

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 4 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE-ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 922 is calculated to be 18.9 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE- ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

02/05/15
12:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PUBLIC USE PERMIT Case #: PUP00922

Parcel: 557-100-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE- ORD NO. 659 (DIF) (cont.)

RECOMMND

shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 922 has been calculated to be 18.9 net acres.

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 15, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Public Health Dept. - Industrial
Hygiene
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomson
Riv. Co. Sheriff's Department
Hill Municipal Advisory Council

Supervisor Stone (3rd District)
Commissioner Petty (3rd District)
Southern California Edison Co.
Southern California Gas Co.
California Department Of Fish And Game
U.S. Fish And Wildlife Service
Hemet Unified School District

PUBLIC USE PERMIT NO. 922 – EA42665 – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area –Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, South of Idyllwild, East of McCall Park Road, West of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST: The Public Use Permit proposes to change the use of a previously approved school (PUP00436). – APN: 557-100-016**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on 5/8/14.** All LDC 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 Mark Corcoran, at **(951) 951-955-3025** or email at mcorcoran@rctlma.org / **MAILSTOP# 1070.**

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.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

FILE COPY

DATE: April 15, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Public Health Dept. - Industrial
Hygiene
Riv. Co. Building & Safety – Grading

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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 Lisa Edwards, at (951) 955-1888 or email at ledwards@rctlma.org / MAILSTOP# 1070.

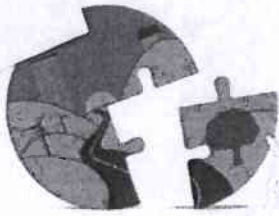
COMMENTS:

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

PROPOSED LAND USE: CHURCH

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

ANNE PROTO

Applicant's Name: CHAPEL IN THE PINES E-Mail: chapelinthepines@greencafe.com

Mailing Address: P.O. BOX 111
MOUNTAIN CENTER ^{Street} CA 92561
City State ZIP

Daytime Phone No: (951) 659-0097 Fax No: (951) 659-0088

Engineer/Representative's Name: JIM MARSH E-Mail: jgmm@msn.com

Mailing Address: 27431 DARTMOUTH ST.
HEMET ^{Street} CA 92544
City State ZIP

Daytime Phone No: (951) 658-4733 Fax No: () _____

Property Owner's Name: CHAPEL IN THE PINES E-Mail: chapelinthepines@greencafe.com

Mailing Address: P.O. BOX 111
MOUNTAIN CENTER ^{Street} CA 92561
City State ZIP

Daytime Phone No: (951) 659-0097 Fax No: (951) 659-0088

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.

Wally Boer Wally Boer
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.

Wally Boer Wally Boer
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Larry Kribs Larry Kribs
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): 557-100-016-3

Section: 25 Township: 5 South Range: 2 East

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 18.9 ACRES

General location (nearby or cross streets): North of HIGHWAY 74, South of IDYLLWILD, East of MCCALL PARK RD, West of HIGHWAY 243

Thomas Brothers map, edition year, page number, and coordinates: 2009 PAGE 844, B-4,5

Project Description: (describe the proposed project in detail)

THIS P.U.P. IS TO CHANGE THE USE OF THIS PROPERTY FROM A SCHOOL TO A CHURCH. THERE WILL BE NO GRADING, NO BUILDING, NOR ANY DEVELOPMENT OF ANY KIND. ALL EXISTING BUILDINGS WILL REMAIN. EACH BUILDING WILL MAINTAIN ITS ORIGINAL USE AND OCCUPANCY CLASSIFICATION

Related cases filed in conjunction with this application:

SEE BELOW

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

If yes, provide Case No(s). P.U.P. 436, PUP 436-R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 34982 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: _____

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) 3 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) 5 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: THERE WILL BE NO GRADING

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A THERE WILL BE NO GRADING

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

Import _____ Export _____ Neither X

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) _____ sq. ft.

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

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

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

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

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

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.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)

Wally Boer

Date

1/27/14

Applicant (2)

Larry Kites

Date

9/24/13

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) Wally Bon Date 1/22/14
Owner/Authorized Agent (2) Larry Kibbs Date 9/24/13

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 922 – CEQA Exempt – Applicant: Chapel in the Pines – Engineer/Representative: Jim Marsh – Third Supervisorial District – San Jacinto Mountain Area – Rural: Rural Residential (R:RR) (5 acres minimum) – Location: North of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243 – 18.9 Acres Gross - Zoning: Residential Agricultural (R-A-5) - **REQUEST:** The Public Use Permit proposes to change the use of a previously approved school (PUP00436) into a church. (Quasi-judicial)

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: January 21, 2015
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Mark Corcoran, Project Planner at 951-955-3025 or e-mail mcorcora@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

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

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I MARK CORCORAN, certify that on 10/1/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers PUP00922 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 1,600'.

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: MARK CORCORAN

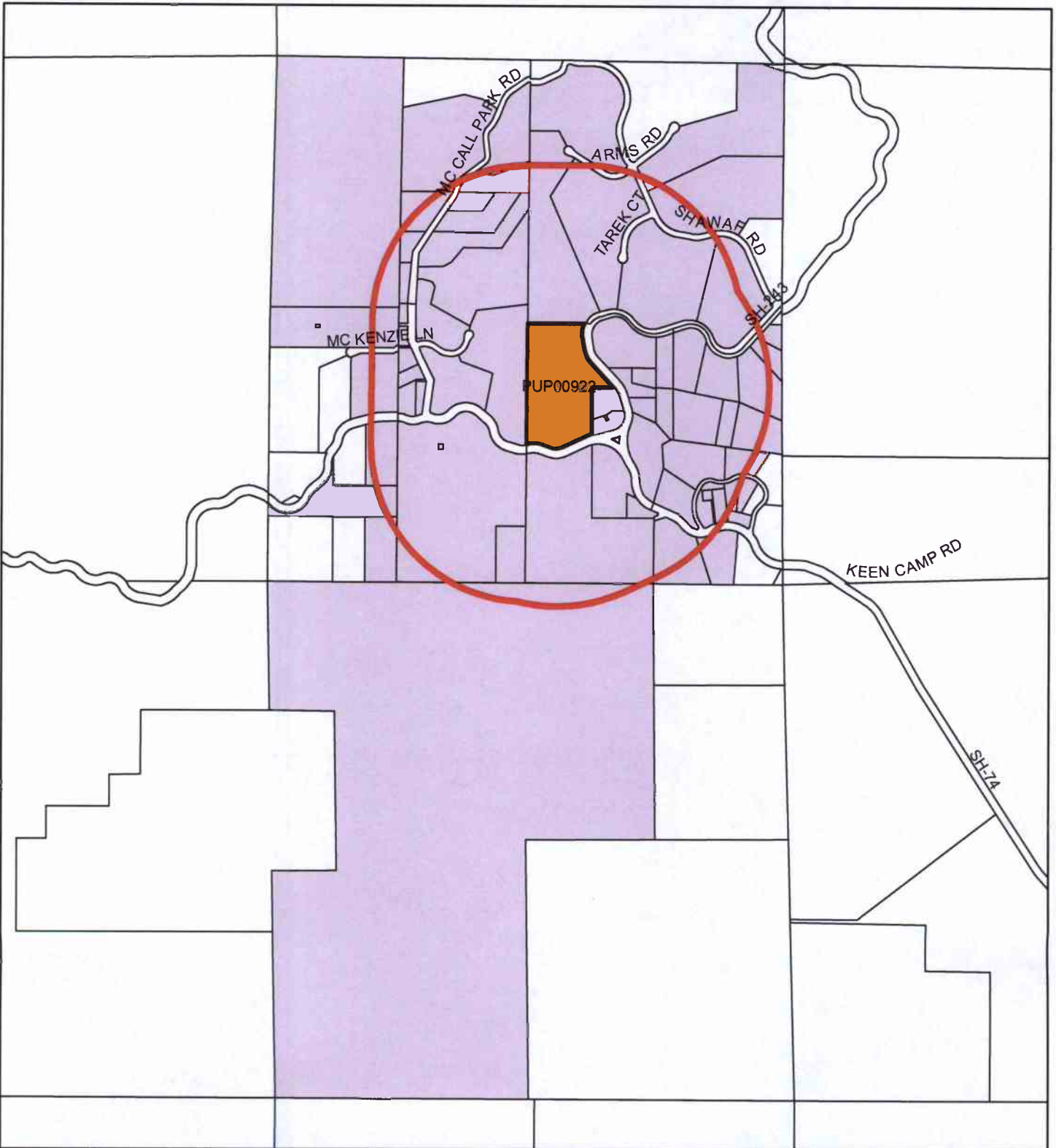
TITLE: PROJECT PLANNER

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

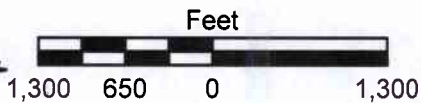
TELEPHONE: 951-955-3025

Checked 10-1-14

PUP00922 (1,600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 10/1/2014

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.

10/1/2014 7:47:31 AM

ATTN: Heather Thompson
Archaeologist
Mail Stop 4035

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

ATTN: Jon Vasquez
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Susan D. Harrington, M.S., R.D.,
Director
Department of Public Health,
Health Administration Building
4065 County Circle Dr.
Riverside, CA 92503

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: David Jones
Geologist
Mail Stop 1070

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Hill Municipal Advisory Council
P.O. Box 1200
Idyllwild, CA 92549

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

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

ANNA P ANCHETA
P O BOX 63
MTN CENTER, CA. 92561

ANZA ELECTRIC COOPERATIVE
ANZA ELECTRIC COOPERATIVE
0
. 0

EDWARD W AUGUSTINE
P O BOX 8
MTN CENTER, CA. 92561

LAWRENCE J BISCHOF
P O BOX 59
MOUNTAIN CENTER, CA. 92561

LAWRENCE J BISCHOF
P O BOX 59
MTN CENTER, CA. 92561

MEGAN BOYE
3690 SHANNON RD
LOS ANGELES, CA. 90027

JEFFREY B CAMPBELL
P O BOX 427
MOUNTAIN CENTER, CA. 92561

DORE CAPITANI
P O BOX 455
MTN CENTER, CA. 92549

CHAPEL IN THE PINES CHRISTIAN FELLOWSHIP CO
P O BOX 111
MTN CENTER, CA. 92561

CHRISTOPHER M DAVIS
29555 STEHLY LN
NUEVO, CA. 92567

RON J ESPARZA
P O BOX 270
MT CENTER, CA. 92561

RICHARD TIMOTHY GILBERT
P O BOX 48
MTN CENTER, CA. 92561

JEFF D HALE
53125 HIGHWAY 74
MTN CENTER, CA. 92561

JEFF D HALE
P O BOX 280
MOUNTAIN CENTER, CA. 92561

TERI LYNN HARDY
P O BOX 3092
IDYLLWILD, CA. 92549

HAROLD K SMITH EXCAVATING CONTRACTOR
P O BOX 115
IDYLLWILD, CA. 92549

SUSAN A HEGARTY
P O BOX 415
MOUNTAIN CENTER, CA. 92561

MARY ANN HUNT
177 N SALTAIR AVE
LOS ANGELES, CA. 90049

ROBERT C KANTER
P O BOX 483
IDYLLWILD, CA. 92549

RONALD G KAUFMAN
P O BOX 126
MOUNTAIN CENTER, CA. 92561

LAWRENCE J BISCHOF
P O BOX 59
MTN CENTER, CA. 92561

MARY K LEGGETT
P O BOX 54
MTN CENTER, CA. 92561

DORIS JEAN LOMBARD
C/O DORIS LOMBARD
P O BOX 75
MOUNTAIN CENTER, CA. 92561

MARY ANNE MCDONNELL
28275 MCCALL PARK RD
MTN CENTER, CA. 92561

MOUNTAIN CENTER
P O BOX 243
IDYLLWILD, CA. 92549

PARKER 215
P O BOX 1235
TEMECULA, CA. 92593

TIMOTHY R PEAY
C/O ARTHUR S BLOCK
P O BOX 278
MOUNTAIN CENTER, CA. 92561

ALMA JEAN MCGAUGH PETERS
P O BOX 16
MOUNTAIN CENTER, CA. 92561

CECIL L PETERS
CECIL L PETERS
P O BOX 311
MOUNTAIN CENTER, CA. 92561

MARLENE A RACCA
12188 CENTRAL AVE NO 269
CHINO, CA. 91710

RIVERSIDE CO REGIONAL PARK & OPEN SP DIST
C/O DEPARTMENT OF BLDG SERVICES
3133 MISSION INN AVE
RIVERSIDE, CA. 92507

MACK D SELBY
P O BOX 3
MTN CENTER, CA. 92561

TAREK M SHAWAF
C/O DONNA NOWLIN
P O BOX 928
IDYLLWILD, CA. 92549

SHAWFIVE HOLDING NV
C/O DONNA NOWLIN
P O BOX 928
IDYLLWILD, CA. 92549

LOUIS R SIMPSON
P O BOX 41
MTN CENTER, CA. 92561

HAROLD K SMITH
P O BOX 115
IDYLLWILD, CA. 92549

ERWIN SOBEL
128 N SWALL DR NO 108
LOS ANGELES, CA. 90048

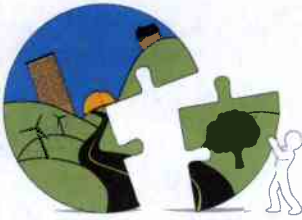
SOUTHERN CALIFORNIA EDISON CO
REAL PROPERTIES DEPT TRES JANE STONE
2131 WALNUT GROVE AV 2FLR
ROSEMEAD, CA. 91770

DORIS P TELLES
P O BOX 452
MOUNTAIN CENTER, CA. 92561

USA 557
NONE
0
0

JOSIAH DWIGHT WHITNEY
P O BOX 426
MTN CENTER, CA. 92561

LESLIE ANNE WHITNEY
36 BONN PL
WEEHAWKEN, NJ. 7086



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PUP00922

Project Title/Case Numbers

Mark Corcoran

County Contact Person

951-955-3025

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Chapel in the Pines

Project Applicant

P.O. Box 111, Mountain Center, CA 92651

Address

In the unincorporated area of Riverside County, more specifically, located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

Project Location

The applicant is requesting the approval to operate a Church at the project location. The subject site was previously approved as a boarding school, with buildings used for residence, offices, and assembly uses. All existing occupancies for the existing structures will remain and no improvements to both the site or the buildings are required.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner
Title

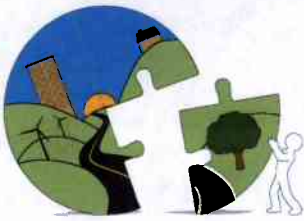
10/1/2014
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 10/01/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42665 ZCFG06045 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: PUP00922

Project Location: In the unincorporated area of Riverside County, more specifically located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

Project Description: The applicant is requesting the approval to operate a Church at the project location. The subject site was previously approved as a boarding school, with buildings used for residence, offices, and assembly uses. All existing occupancies for the existing structures will remain, and no improvements to both the site or the buildings are required.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Chapel in the Pines, P.O. Box 111, Mountain Center, CA 92651

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301 Existing Facilities)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project will not involve any expansion or alterations to the existing site and as such, this project qualifies for a Class 1 Categorical Exemption from further CEQA review.

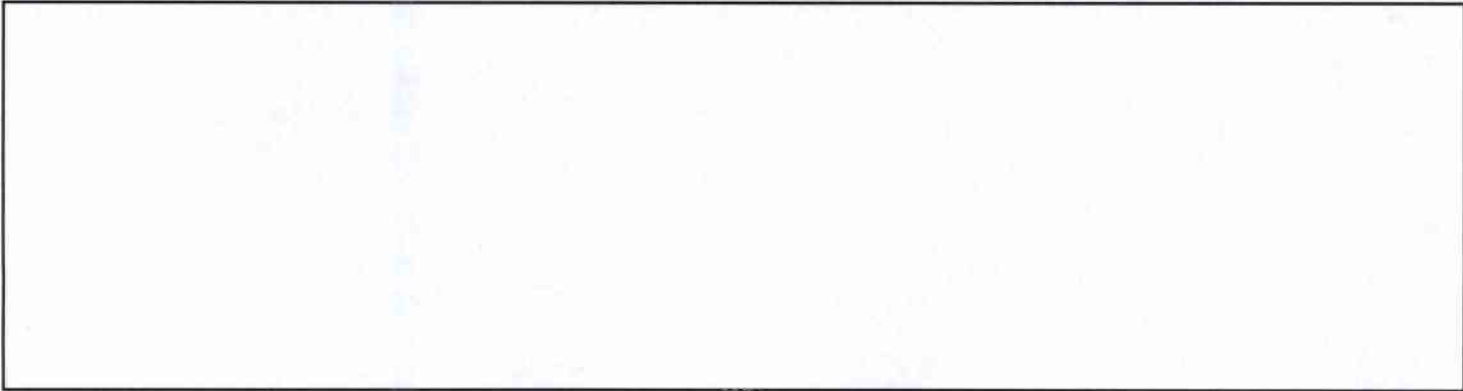
Mark Corcoran 951-955-3025
County Contact Person *Phone Number*

Signature **Project Planner** *Title* September 30, 2014
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Revised: 09/30/2014: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA42665 ZCFG No. 06045 - **SELECT**
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1400741

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

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

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

Received from: CHAPEL IN THE PINES CHRISTIAN \$50.00
paid by: CK 3463
paid towards: CFG06045 CALIF FISH & GAME: DOC FEE
EA42665
at parcel #: 29375 HIGHWAY 243 MOUN
appl type: CFG3

By _____ Jan 24, 2014 14:41
BNTHOMAR posting date Jan 24, 2014

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

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

Additional info at www.rctlma.org