

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



203B

**FROM:** TLMA – Planning Department


**SUBMITTAL DATE:**  
January 11, 2016

**SUBJECT:** PLOT PLAN NO. 25309 AND RESOLUTION NO. 2016-069 (Fast Track Authorization No. 2016-01) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ronald S. Ishii – Engineer/Representative: Kevin Richer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: northerly of Murrieta Hot Springs Road and on the easterly side of Sky Canyon Drive – 4.04 Acres – Zoning: Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial) – REQUEST: Plot Plan No. 25309 proposes a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed. Resolution No. 2016-069 is a decision and findings to overrule the Riverside County Airport Land Use Commission's Inconsistency Determination related to Plot Plan No. 25309. Deposit based funds 100%

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS DATE: 3/27/16  
Departmental Circumstances

  
Steve Weiss, AICP  
Planning Director


(Continued on next page)

  
Juan C. Perez  
TLMA Director

SW:da

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE  
BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: PLOT PLAN NO. 25309 AND RESOLUTION NO. 2016-069 (Fast Track Authorization No.  
2016-01)**

**DATE:** January 11, 2016

**PAGE:** Page 2 of 4

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42576**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**ADOPT RESOLUTION NO. 2016-069** overruling the Riverside County Airport Land Use Commission Inconsistency Determination Related to Plot Plan No. 25309; and,

**APPROVE PLOT PLAN NO. 25309**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Resolution No. 2016-069.

**BACKGROUND:**

**Summary:**

The plot plan proposes a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed.

The project is located northerly of Murrieta Hot Springs Road and on the easterly side of Sky Canyon Drive, more specifically 38980 Sky Canyon Drive near the French Valley Area 4,650 feet from the southerly terminus of the French Valley Airport.

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

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

On May 20, 2014, a public hearing was held before the Board, in which the Board directed staff to prepare draft findings and conclusions regarding consistency with the purposes of the State Aeronautics Act, pursuant to the State of California Public Utilities Code overruling the Airport Land Use Commission's (ALUC) findings of inconsistency and recommended a new public hearing date of September 9, 2014.

Under the Public Utilities Code Section 21676.5, a local agency may overrule ALUC's inconsistency determination if, after a public hearing and by a two-thirds vote of its governing body, it makes specific findings that the Project is consistent with the purposes set forth in Section 21670 of the California Public Utilities Code. Additionally, the proposed decision and findings need to be provided to ALUC and the Division of Aeronautics (State) at least 45 days prior to the Board's decision to overrule ALUC's inconsistency determination. ALUC and the State have 30 days from the date of receipt of the draft findings to provide comments. Comments by the State and ALUC are advisory to the Board and shall be included in the final decision to overrule ALUC's determination. If ALUC and the State do not comment within the 30 days, the Board may act without them.

On July 25, 2014, staff prepared a draft resolution (Resolution No. 2014-176 which is now known as Resolution No. 2016-069) that included proposed findings and decision to overrule ALUC's inconsistency determination. As indicated in the draft resolution, the project is consistent with Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan Policy Document which provides that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location or other extraordinary factors or circumstances related to the site. The project site is surrounded by

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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existing mixed industrial/office/showroom uses to the north, commercial retail uses to the west, a 16,558 square foot church to the south, and the site is located near permanent open-space land. The area immediately to the east of the project is free of structures and includes a 225-foot wide strip of land designated Open Space-Conservation that also includes an open storm water runoff channel that collects water runoff from the hills to the north and is a permanent flood control feature. The runoff channel is approximately 1,400 feet long and 85 feet wide at the bottom of the concrete sloped sides. Also, Sky Canyon Drive located west of the project site is 76 feet wide curb to curb, is free of overhead wires, and there is only one street light the entire length of the west property line along Sky Canyon Drive. Therefore, a light aircraft could utilize these land features in a controlled emergency landing.

In addition, as outlined in the resolution, the proposed high intensity use for this project is intermittent in nature. The total seating capacity for the project's chapel is approximately 286 fixed seats and the expected congregation for a Sunday service is approximately 200 people. Sunday congregational use typically occurs during the hours of 9am to 4pm and intermittent use of the project may take place during week days by congregation group activities such as youth, family and women groups. Attendance at the intermittent use activities described above will range from approximately 12 to 75 persons for the Zone C intensity limits would likely be exceeded for less than 12 to 15 hours per week. Furthermore, the gross area of the project's site totals 4.41 acres which includes the adjacent 50-foot street half-width of Sky Canyon Drive and the 320.55 feet of frontage along Sky Canyon Drive. Therefore, based on the seating capacity of 286 fixed seats for the chapel, the average intensity of the site would be 65 persons per acre which is consistent with the 80 persons per acre for Zone C.

The draft resolution also outlined that in contrast; the surrounding commercial and industrial uses are more frequently used by the public and would likely exceed the intensity limits on most hours of the week. According to the applicant's infill analysis, the single-acre intensity of the church to the south and the areas to the north and west range from 994 to 1,126 people, and the project's single acre intensity would be 1,015 people. Additionally, the Project's average intensity would be 251 people per acre, while the average intensities of the uses to the south, north and west would range from 227 to 299 people per acre. Therefore, the intensity of the project would be similar to the intensity of the surrounding land uses.

According to the applicant, the project's building will have a full brick exterior with limited windows and no skylights and will have one occupied floor above ground. The project is also subject to the adopted Building and Safety Codes which include installing double-pane windows and R-30 value insulation to mitigate noise. These building design elements will minimize the public's exposure to excessive noise.

The draft resolution was transmitted to ALUC and the State for comments. A response letter dated August 19, 2014 was received from the State and a response letter dated August 26, 2014 was received from ALUC. The applicant has responded to the comments by the State and ALUC in a letter dated June 10, 2015 stating that "the 17 numbered paragraphs in the Resolution cumulatively provide ample justification for the conclusion that the Project would adequately "minimize the public's exposure to excessive noise and safety hazards". The responses are included in the staff report.

On September 9, 2014, the Board continued the project to November 4, 2014. On November 4, 2014 the project was continued off calendar in order to allow staff additional time to complete the full analysis of the Plot Plan application for the project and to bring the whole project before the Board for action. As indicated in the attached Planning Department Staff report, a complete analysis of the Plot Plan application has been completed. The proposed church is in conformance with General Plan and is consistent with the current zone for the site. The proposed church will provide more options for a worship center for the nearby residences in the area. There is an existing church located directly south of the project site. This proposed church is designed to match the architectural design of the existing church and meets the development standards for the zone.

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FORM 11: PLOT PLAN NO. 25309 AND RESOLUTION NO. 2016-069 (Fast Track Authorization No.  
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**DATE:** January 11, 2016

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On June 26, 2015, staff revised the draft resolution (Resolution No. 2014-176 now known as Resolution No. 2016-069) in response to the comments received and to reflect updates to the project. The revised resolution was re-transmitted to ALUC and the State for another 45 day review period. A response letter dated July 30, 2015 was received from the State and a response letter dated August 10, 2015 was received from ALUC. These letters are included in the staff report for consideration by the Board.

**Impact on Citizens and Businesses**


The impacts of this project have been evaluated through the environmental review and public hearing process by planning staff.

**ATTACHMENTS:**

- A. **Resolution No. 2016-069**
- B. **County of Riverside Airport Land Use Commission letters dated August 26, 2014 and August 10, 2015**
- C. **Division of Aeronautics letters dated August 19, 2014 and July 30, 2015**
- D. **Applicant Response letter dated June 10, 2015**
- E. **County of Riverside Airport Land Use Commission inconsistency determination letter dated June 13, 2013**
- F. **Planning Department Staff Report**

**Agenda Item No.:**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Damaris Abraham**  
**Board of Supervisors:**

**PLOT PLAN NO. 25309 (FTA 2016-01)**  
**Environmental Assessment No. 42576**  
**Applicant: Ronald S. Ishii**  
**Engineer/Representative: Kevin Richer**

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The plot plan proposes a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed.

The project is located northerly of Murrieta Hot Springs Road and on the easterly side of Sky Canyon Drive, more specifically 38980 Sky Canyon Drive near the French Valley Area.

### **BACKGROUND:**

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

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

On May 20, 2014, a public hearing was held before the Board, in which the Board directed staff to prepare draft findings and conclusions regarding consistency with the purposes of the State Aeronautics Act, pursuant to the State of California Public Utilities Code overruling the Airport Land Use Commission's (ALUC) findings of inconsistency and recommended a new public hearing date of September 9, 2014.

Under the Public Utilities Code Section 21676.5, a local agency may overrule ALUC's inconsistency determination if, after a public hearing and by a two-thirds vote of its governing body, it makes specific findings that the Project is consistent with the purposes set forth in Section 21670 of the California Public Utilities Code. Additionally, the proposed decision and findings need to be provided to ALUC and the Division of Aeronautics (State) at least 45 days prior to the Board's decision to overrule ALUC's inconsistency determination. ALUC and the State have 30 days from the date of receipt of the draft findings to provide comments. Comments by the State and ALUC are advisory to the Board and shall be included in the final decision to overrule ALUC's determination. If ALUC and the State do not comment within the 30 days, the Board may act without them.

On July 25, 2014, staff prepared a draft resolution (Resolution No. 2014-176 now known as Resolution No. 2016-069) that included proposed findings and decision to overrule ALUC's inconsistency determination. The draft resolution was transmitted to ALUC and the State for comments. A response letter dated August 19, 2014 was received from the State and a response letter dated August 26, 2014 was received from ALUC. The applicant has responded to the comments by the State and ALUC in a letter dated June 10, 2015 stating that "the 17 numbered paragraphs in the Resolution cumulatively provide ample justification for the conclusion that the Project would adequately "minimize the public's exposure to excessive noise and safety hazards". The responses are included in the staff report.

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On June 26, 2015, staff revised the draft resolution in response to the comments received and to reflect updates to the project. The revised resolution was re-transmitted to ALUC and the State for another 45 day review period. A response letter dated July 30, 2015 was received from the State and a response letter dated August 10, 2015 was received from ALUC. These letters are included in the staff report for consideration by the Board.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, south, and west<br>Open Space: Conservation (OS:C) to the east   |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial)   |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial) to the north, south, and west<br>Specific Plan No. 213 (Winchester Properties), Planning Area 25 (Open Space) to the east |
| 5. Existing Land Use (Ex. #1):                 | Vacant   |
| 6. Surrounding Land Use (Ex. #1):              | Commercial development and offices to the north and west<br>Church to the south  |
| 7. Project Data:                               | Total Acreage: 4.04<br>Total Building Square Footage: 22,700<br>Total Parking: 196   |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS:**

**PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42576**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**ADOPT RESOLUTION NO. 2016-069** overruling the Riverside County Airport Land Use Commission Inconsistency Determination Related to Plot Plan No. 25309; and,

**APPROVE PLOT PLAN NO. 25309**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Resolution No. 2016-069.

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) on the Southwest Area Plan which allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed church will provide more options for a worship center for the nearby residences in the area.
2. The project is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. SWAP 9.1 requires the County to require all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The Transportation Department has determined that the project is exempt from traffic study requirements. Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, south, and west and Open Space: Conservation (OS:C) to the east.
4. Change of Zone No. 6580 (adopted by Ordinance No. 348.4096) established the General Commercial (C-1/C-P) zoning classification as the "base zone" for Planning Area No. 10 of Specific Plan No. 213 (Winchester Properties).
5. Churches, temples and other places of religious worship are permitted uses, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.b. (16) of Ordinance No. 348.
6. The proposed use is consistent with the C-1/C-P Zone's development standards as set forth in the Specific Plan No. 213 (Winchester Properties), Planning Area No. 10.
  - a. There is no minimum lot area requirement for C-1/C-P zone.
  - b. The proposed building is 30 feet high.
  - c. Since the building does not exceed 35 feet in height, there are no yard requirements.
  - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348.

- e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
7. The project site is surrounded by properties which are zoned Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial) to the north, south, and west and Specific Plan No. 213 (Winchester Properties), Planning Area 25 (Open Space) to the east.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The project site is located in the Compatibility Zone B1 and Compatibility Zone C of the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011. On June 13, 2013, the Riverside County Airport Land Use Commission (ALUC) determined that this project is inconsistent with Zone C because it exceeded the average intensity criteria of 80 people per acre and up to 160 people to occupy any single-acre of a site.
11. Environmental Assessment No. 42576 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology/Water Quality

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) 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 conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

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



**PLOT PLAN NO. 25309**

**Board of Supervisors Staff Report:**

**Page 5 of 5**

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- c. A High Fire Area.
3. The project site is located within:
- a. An area with moderate to very high liquefaction potential;
  - b. A Subsidence Area;
  - c. French Valley Airport Influence Area;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. A County Service Area;
  - f. The City of Temecula Sphere of Influence;
  - g. An area with High Paleontological Sensitivity; and,
  - h. The Boundaries of the Temecula Valley Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 957-330-064 and 957-330-062.

DA:da

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

Date Prepared: 07/07/15

Date Revised: 02/19/16

**Resolution No. 2016-069**

**Decision and Findings to Overrule the Riverside County Airport Land Use Commission Inconsistency Determination Related to Plot Plan No. 25309**

**WHEREAS**, Plot Plan No. 25309 proposes the construction of a 22,700 square foot house of worship containing a chapel, cultural center, classrooms, offices and auxiliary rooms on 4.04 acres in the French Valley area of Riverside County (“Project”); and,

**WHEREAS**, pursuant to Section 21676 of the California Public Utilities Code the County of Riverside (“County”) referred the Project to the Airport Land Use Commission of Riverside County (“ALUC”) for a determination of consistency with ALUC’s land use plan applicable to the Project; and,

**WHEREAS**, the Project is located in Compatibility Zones B1 and C set forth in the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, with the proposed facility within Compatibility Zone C; and,

**WHEREAS**, Compatibility Zone C (“Zone C”) allows on site an average intensity criteria of 80 people per acre and up to 160 people to occupy any single-acre of a site; and,

**WHEREAS**, on June 13, 2013, ALUC determined the Project to be inconsistent with Zone C because it exceeded the average and the single-acre non-residential intensity criteria for the zone; and,

**WHEREAS**, pursuant to Section 21676.5 of the California Public Utilities Code, the County may overrule the ALUC’s inconsistency determination if, after a public hearing, the County makes findings that the Project is consistent with the purposes set forth in Public Utilities Code Section 21670; and,

**WHEREAS**, Public Utilities Code Section 21670(a)(2) provides that the purpose of the State Aeronautics Act is to protect public health, safety and welfare by ensuring the orderly expansion of airports and the adopting of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses; and,

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 3/23/16





- 1           9.     The Project's Condition of Approval 10. Planning 6. provides that Sunday  
2           congregational use typically occurs during the hours of 9am to 4pm on Sundays,  
3           and intermittent use of the Project may take place during week days by  
4           congregation group activities such as youth, family and women groups.
- 5           10.    According to the applicant, attendance at the intermittent use activities described  
6           above will range from approximately 12 to 75 persons.
- 7           11.    Based on the above, the Zone C intensity limits would likely be exceeded for less  
8           than 12 to 15 hours per week.
- 9           12.    In contrast, based on the applicant's information, the surrounding commercial and  
10          industrial uses are more frequently used by the public and would likely exceed the  
11          intensity limits on most hours of the week.
- 12          13.    Additionally, according to the applicant's infill analysis, the single-acre intensity of  
13          the church to the south and the areas to the north and west range from 994 to 1,126  
14          people, and the Project's single acre intensity would be 1,015 people. Additionally,  
15          the Project's average intensity would be 251 people per acre, while the average  
16          intensities of the uses to the south, north and west would range from 227 to 299  
17          people per acre. Therefore, the intensity of the Project would be similar to the  
18          intensity of the surrounding land uses.
- 19          14.    Also, according to ALUC's June 13, 2013 staff report, the national average for  
20          vehicle occupancy is 1.67. With 196 parking spaces for the Project, the total  
21          occupancy for the Project is 327 with an average intensity of 74 persons per acre.  
22          This would be consistent with the average 80 persons per acre for Zone C.
- 23          15.    Furthermore, the gross area of the Project's site totals 4.41 acres which includes the  
24          adjacent 50-foot street half-width of Sky Canyon Drive and the 320.55 feet of  
25          frontage along Sky Canyon Drive. Therefore, based on the seating capacity of 286  
26          fixed seats for the chapel, the average intensity of the site would be 65 persons per  
27          acre which is consistent with the 80 persons per acre for Zone C.



1           19.    The applicant has also accepted the conditions of approval recommended by ALUC  
2                    which are included as Condition of Approval 10. PLANNING. 42.

3           **BE IT FURTHER RESOLVED** by the Board of Supervisors that, based on the above, the Board  
4 hereby overrules ALUC's determination of inconsistency on the basis that Plot Plan No. 25309 will not  
5 expose the public to excessive noise or safety hazards and is consistent with the purposes set forth in  
6 Public Utilities Code Section 21670; and,

7           **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Resolution No. 2016-  
8 069 shall be placed on file in the offices of the Clerk of the Board, the Riverside County Planning  
9 Director, Riverside County Airport Land Use Commission, and Caltrans Division of Aeronautics.

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THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

NORTH AMERICA WEST PROJECT MANAGEMENT OFFICE  
31500 Grape St. Suite 3-200  
Lake Elsinore, CA 92532-9702

June 10, 2015

Damaris Abraham – Urban Regional Planner III  
Riverside County Planning Department  
4080 Lemon St, 12<sup>th</sup> Floor  
Riverside, CA 92501

Re: LDS Church Response to State Department of Transportation Letter regarding Resolution No. 2014-176 Overruling ALUC Determination of Inconsistency for Plot Plan PP25309

Dear Damaris,

Following is our response to the letter referenced above. State DOT, with regard to the findings in the Resolution, simply states that “... *the findings are not consistent with the purposes of the statutes set forth in California Public Utilities Code (PUC), section 21670. These findings do not provide substantial evidence that the proposed church will meet the requirements of PUC, section 21670(a)(1)(2).*”

This is a fairly general statement, very close in substance to ALUC’s Comment #2 as found in their letter dated August 26, 2014, wherein they stated: “... *there is no logical progression from these findings to support the conclusion that the project would adequately ‘minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses’, the intent of ... Public Utilities Code Section 21670(a).*”

Our response to ALUC’s Comment #2 seems applicable to DOT’s statement, so we reiterate as follows: A “logical progression” is in the eye of the beholder. The 17 numbered paragraphs in the Resolution cumulatively provide ample justification for the conclusion that the Project would adequately “minimize the public’s exposure to excessive noise and safety hazards. . .” as quoted above. This justifies a conclusion of compatibility based on Policy 3.3.6 and was found persuasive by three of the ALUC commissioners at the original hearing.

We again re-express our acceptance of the Conditions recommended by ALUC in the event the Board makes the decision to override the initial finding of inconsistency.

Sincerely,



Rocky Snider  
Project Manager

cc: Michael Grant, BB&K





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 10, 2015

**CHAIR**

Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

**Director**  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Ms. Damaris Abraham, Urban Regional Planner IV  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
VIA HAND DELIVERY

**RE: Revised Resolution Overruling the Riverside County Airport Land Use Commission Determination of Inconsistency for Plot Plan No. 25309**

Dear Ms. Abraham:

Riverside County Airport Land Use Commission (ALUC) staff has reviewed the findings included in draft "Resolution No. 2014-176" to overrule ALUC's determination of Inconsistency on June 13, 2013. We offer the following comments on the revised Resolution:

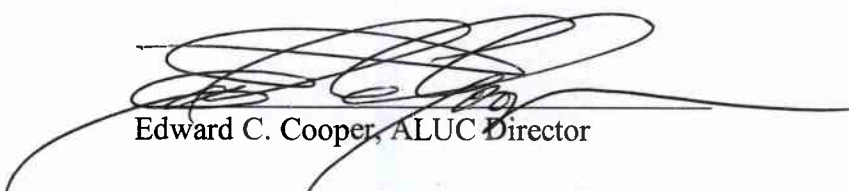
1. Finding No. 4 states that the project "is located approximately one mile south of the French Valley Airport," but the site is actually 4,560 feet from the southerly terminus of the runway (as noted in Finding No. 17), which is significantly less than one mile, and thus a factual difference.
2. Finding No. 7 states that "the project is consistent" with the 2004 Riverside County Airport Land Use Compatibility Plan Countywide Policies utilizing Policy 3.3.6. Finding No. 16 also states that "the location and circumstances of the Project's site support that the use is compatible with Zone C"; however, ALUC, which is the Commission charged with making such specialized findings, did not in fact reach this conclusion at its public hearing regarding this project. Section (a) of Policy 3.3.6 states that "the Commission may find a normally incompatible use to be acceptable" after "due consideration of all the factors involved..." The Commission weighed the facts and determined this was not the case.
3. Did Planning staff conduct their own analysis of surrounding land use? Finding No. 13 fails to acknowledge that the project does not meet ALUCP definitions of infill criteria set forth in Section 3.3.1(c) of the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan, which limit intensity to the lesser of:
  - (1) "The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
  - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A." (In this case, double the intensity would be 320 persons in any given acre.)

4. Finding No. 14 notes that usage of the Parking Space Method for evaluation of intensity would lead to a finding that the average intensity would be consistent with the Zone C limit of 80 persons per acre. This is, however, just one method of measure. While other findings appear to rely on applicant information, this one fails to acknowledge that the applicant team themselves utilized 2.5 persons per vehicle in its analysis, based on recognition that many of the vehicles would be occupied by families with children, and consistent with the intended use as a place of worship. In any event, the project must meet both the average and single-acre intensity criteria, and the single-acre concentration is the greater concern for this project.
5. Findings Nos. 8 and 15 reference the seating capacity of the chapel as 286 persons, which is correct, but this is not necessarily the maximum capacity of the entire facility. If both the chapel and the cultural center are in use at the same time, occupancy would be at least 400 people assuming an average attendance of 200 at the chapel service and an additional 200 at the event in the cultural center. To ALUC's knowledge, the applicant has not affirmed that the chapel and cultural center would never have overlapping events, nor is there an effective means for the County or its successor-in-interest to guarantee such an affirmation in the long term. This site is designed as a Center with multiple activities in mind. Even if the total occupancy of 327 obtained by assuming 1.67 persons per parking space (per Finding No. 14) is utilized, the single-acre occupancy would be more than double the Zone C maximum allowable level, and this would STILL not include use of classrooms or offices during that time period.

In conclusion, while the findings made by the County Planning Staff in defense of the overrule are discrete and the majority appear to be singularly factually accurate, there is no logical progression from these findings, as currently worded, to support the conclusion that the project would adequately "minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses," ...the intent of the State Aeronautics Act as per Public Utilities Code Section 21670(a).

Should you have any questions regarding these comments, please contact Russell Brady, ALUC Contract Planner at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

cc: Ron Bolyard, California Division of Aeronautics  
Philip Crimmins, California Division of Aeronautics  
Matt Straite, Contract Planner Supervisor, Riverside County Planning Department  
Daryl Shippy, Airport Manager, Riverside County Economic Development Agency – Aviation Division



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 26, 2014

**CHAIR**

Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**

Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Richard Stewart  
Moreno Valley

**STAFF**

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Matt Straite, Contract Planner Supervisor  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
VIA HAND DELIVERY

**RE: Resolution No. 2014-176 Overruling the Riverside County Airport Land Use Commission Determination of Inconsistency for Plot Plan No. 25309**

Dear Mr. Straite:

Riverside County Airport Land Use Commission (ALUC) staff has reviewed the findings included in draft Resolution No. 2014-176 to overrule ALUC's determination of Inconsistency on June 13, 2013. Please see the below comments:

1. Our first comment relates to the first "WHEREAS" statement on page 5 of the resolution. On June 13, 2013, ALUC determined that the project is inconsistent with the intensity criteria for development within Compatibility Zone C of the 2007 French Valley Airport Land Use Compatibility Plan. Public Utilities Code Section 21676.5(a) states that the "local agency may propose to overrule the commission ... if it makes specific findings that the proposed action is consistent with the purposes of this article as stated in Section 21670." Therefore, in the event that the Board decides to proceed to overrule and adopt this resolution, the phrase "finds Plot Plan No. 25309 consistent with Compatibility Zone C in the 2007 French Valley Airport Land Use Compatibility Plan" should be deleted and replaced as follows: "hereby overrules ALUC's determination of inconsistency on the basis that the project will not expose the public to excessive noise or safety hazards and is consistent with the purposes set forth in Public Utilities Code Section 21670."
2. The findings are discrete and the majority appear to be factually accurate, but there is no logical progression from these findings to support the conclusion that the project would adequately "minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses," the intent of the State Aeronautics Act as per Public Utilities Code Section 21670(a).
3. Finding No. 4 states that the project "is located approximately one mile south of the French Valley Airport," but the site is actually 4,560 feet from the southerly terminus of the runway (as noted in Finding No. 16), which is significantly less than one mile.
4. Finding No. 12 fails to acknowledge that the project does not meet ALUCP infill criteria

set forth in Section 3.3.1(c) of the Countywide Policies section of the 2004 Riverside County Airport Land Use Compatibility Plan, which limit intensity to the lesser of:

- (1) "The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
  - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A." (In this case, double the intensity would be 320 persons in any given acre.)
5. Finding No. 13 notes that usage of the Parking Space Method for evaluation of intensity would lead to a finding that the average intensity would be consistent with the Zone C limit of 80 persons per acre. However, given the high person per household levels in southwest Riverside County, vehicle occupancy for this use could substantially exceed 1.67 persons per vehicle. The applicant team utilized 2.5 persons per vehicle in its analysis, based on recognition that many of the vehicles would be occupied by families with children. In any event, the project must meet both the average and single-acre intensity criteria, and the single-acre concentration is the greater concern for this project.
  6. Findings Nos. 8 and 14 reference the seating capacity of the chapel as 286 persons, which is correct, but this is not necessarily the maximum capacity of the building. If both the chapel and the cultural center are in use at the same time, occupancy would be at least 400 people assuming an average attendance of 200 per service. This would not include use of classrooms or offices during that time period.
  7. Finding No. 15 cites the width of the right-of-way of Sky Canyon Drive, but the more relevant factor in determining usability for a controlled emergency landing would be curb-to-curb width. Additionally, no information is provided regarding distance between street lights (which would be located within the street right-of-way) or their design.

In the event that the Board of Supervisors deems it appropriate to overrule the determination of inconsistency and approve the project, ALUC recommends that the County impose the following conditions on the project:

**NOTE: Implementation of these conditions does not render the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011. They are recommended in order to reduce the impacts the project presents as a hazard to flight or to airport operations.**

**CONDITIONS:**

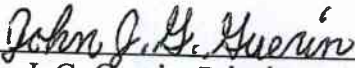
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved

- navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) In Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical infrastructure facilities, or hazards to flight.
  - (f) In Zone C: Children's schools, day care centers\*, libraries\*, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, or hazards to flight
3. The attached notice shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.
  4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45 CNEL.
- \* The prohibition of day care centers and libraries relates to use of the property for these activities as primary uses and is not intended to prohibit child care and/or library/bookstore usage within the church structure in association with church services or events, not extending more than one hour prior to and one hour following the church service or event.

**ALUC's recommendation that the above conditions be imposed on the proposed project in the event of an overrule is not intended and should not be viewed as a retraction of the ALUC's determination of inconsistency.**

Should you have any questions regarding these comments, please contact Russell Brady, ALUC Contract Planner at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
\_\_\_\_\_  
John J. G. Guerin, Principal Planner

cc: Ron Bolyard, California Division of Aeronautics  
Philip Crimmins, California Division of Aeronautics  
David Mares, Principal Planner, Riverside County Planning Department  
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division

Y:\AIRPORT CASE FILES\French Valley\ZAP1052FV13\Overrule Response Letter Final.doc

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Serious drought!  
Help Save Water!*

July 30, 2015

Mr. Damaris Abraham  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, Ca 92502-1409

Dear Mr. Abraham:

One of the goals of the California Department of Transportation, Division of Aeronautics (Division), is to assist cities, counties, and Airport Land Use Commissions (ALUC) in the development and implementation of policies that protect the safety and general welfare of the communities in which aeronautical activities take place. We encourage collaboration with our partners in the planning process and thank you for including us in the review of the proposed overrule of the Riverside County ALUC.

On July 2, 2015, the Division received a memorandum from the County of Riverside regarding a proposed overrule for Plot Plan 25309, which proposes the construction of a 22,700-square foot house of worship containing a chapel, cultural center, classrooms, offices, and auxiliary rooms on 4.04 acres located in the French Valley area of Riverside County. The proposed house of worship was found inconsistent by the Riverside County ALUC within Compatibility Zone C for intensities that are too high near the French Valley Airport. This proposal is nearly identical to the proposed overrule the Division reviewed one year ago in the same location. The findings appear to have gone unchanged for the proposed densities.

The Division has reviewed the proposed findings provided by the County of Riverside and has determined the findings are insufficient to warrant the overrule. Specifically, the findings are not consistent with the purposes of the statutes set forth in California Public Utilities Code (PUC), section 21670. These findings do not provide substantial evidence that the proposed house of worship will meet the requirements of PUC, section 21670(a)(1)&(2).

Sincerely,

A handwritten signature in blue ink that reads "Ron Bolyard".

RON BOLYARD  
Aviation Planner

c: Mr. John Guerin, Principal Planner, Riverside County ALUC, Riverside County  
Administration Center, 4080 Lemon Street, Ninth Floor, Riverside, CA 92502-3634

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Serious drought!  
Help Save Water!*Airport Land Use Commission  
Received

August 19, 2014

**AUG 28 2014**

Mr. John C. Perez, Interim Director  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Perez:

One of the goals of the California Department of Transportation, Division of Aeronautics (Division), is to assist cities, counties, and Airport Land Use Commissions (ALUC) in the development and implementation of policies that protect the safety and general welfare of the communities in which aeronautical activities take place. We encourage collaboration with our partners in the planning process and thank you for including us in the review of the proposed overrule of the Riverside County ALUC.

On July 31, 2014, the Division received a memorandum from the County of Riverside regarding a proposed overrule for Plot Plan 25309. This Plot Plan proposes the construction of a 20,000 square foot church facility, which includes a 2,984 square foot chapel, a 2,754 square foot cultural center, classrooms, offices, and auxiliary rooms on 4.04 acres located in the French Valley area of Riverside County. The proposed Ordinance was found inconsistent by the Riverside County ALUC within Compatibility Zone C for intensities that are too high located near the French Valley Airport.

The Division has reviewed the proposed findings provided by the County of Riverside and has determined the findings are insufficient to warrant the overrule. Specifically, the findings are not consistent with the purposes of the statutes set forth in California Public Utilities Code (PUC), section 21670. These findings do not provide substantial evidence that the proposed church will meet the requirements of PUC, section 21670(a)(1)(2).

Sincerely,

*Original signed by*

RON BOLYARD  
Aviation Planner

c: John Guerin, Riverside County ALUC, Riverside County Administration Center, 4080 Lemon Street, Ninth Floor, Riverside, CA 92502-3634



H.P. Kang

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 3, 2013

**CHAIR**

Simon Housman  
Rancho Mirage

HP Kang, Contract Planner

**VICE CHAIRMAN**

Rod Ballance  
Riverside

Riverside County Planning Department

4080 Lemon Street, 12<sup>th</sup> Floor

Riverside, CA 92501

**COMMISSIONERS**

VIA HAND DELIVERY

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

John Lyon  
Riverside

File No.: ZAP1052FV13

Related File No.: PP25309

Glen Holmes  
Hemet

APNs: 957-330-062, 957-330-064

Greg Pettis  
Cathedral City

Dear Mr. Kang:

Richard Stewart  
Moreno Valley

On June 13, 2013, the Riverside County Airport Land Use Commission (ALUC), by a 4-3 vote, found the proposal to establish a 20,000 square foot church building on a 4.04-acre (4.41-acres gross) site located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs Road, approximately 4,560 feet southerly of Runway 18-36 at French Valley Airport within the unincorporated community of French Valley **INCONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, due primarily to single-acre intensities in excess of the maximum permitted intensity (150 persons in any given acre) for areas within Airport Compatibility Zone C.

**STAFF**

Director  
Ed Cooper

The proposed church building includes a 2,984 square foot chapel with 286 fixed seats and a 2,754 square foot cultural center, as well as classrooms, offices, stage/platform, kitchen, and auxiliary uses and rooms. The church building could potentially accommodate 400 people at a single time for typical Sunday church services based on the potential for overlapping congregation schedules.

Russell Brady  
John Guerin  
Barbara Santos

Should the Riverside County Board of Supervisors elect to overrule this determination by the ALUC, the procedures for such an overrule are specified in Section 21676.5(a) of the Public Utilities Code of the State of California.

Should you have any questions regarding this action, please contact Russell Brady, ALUC Contract Planner at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Attachment: Notice of Airport in Vicinity

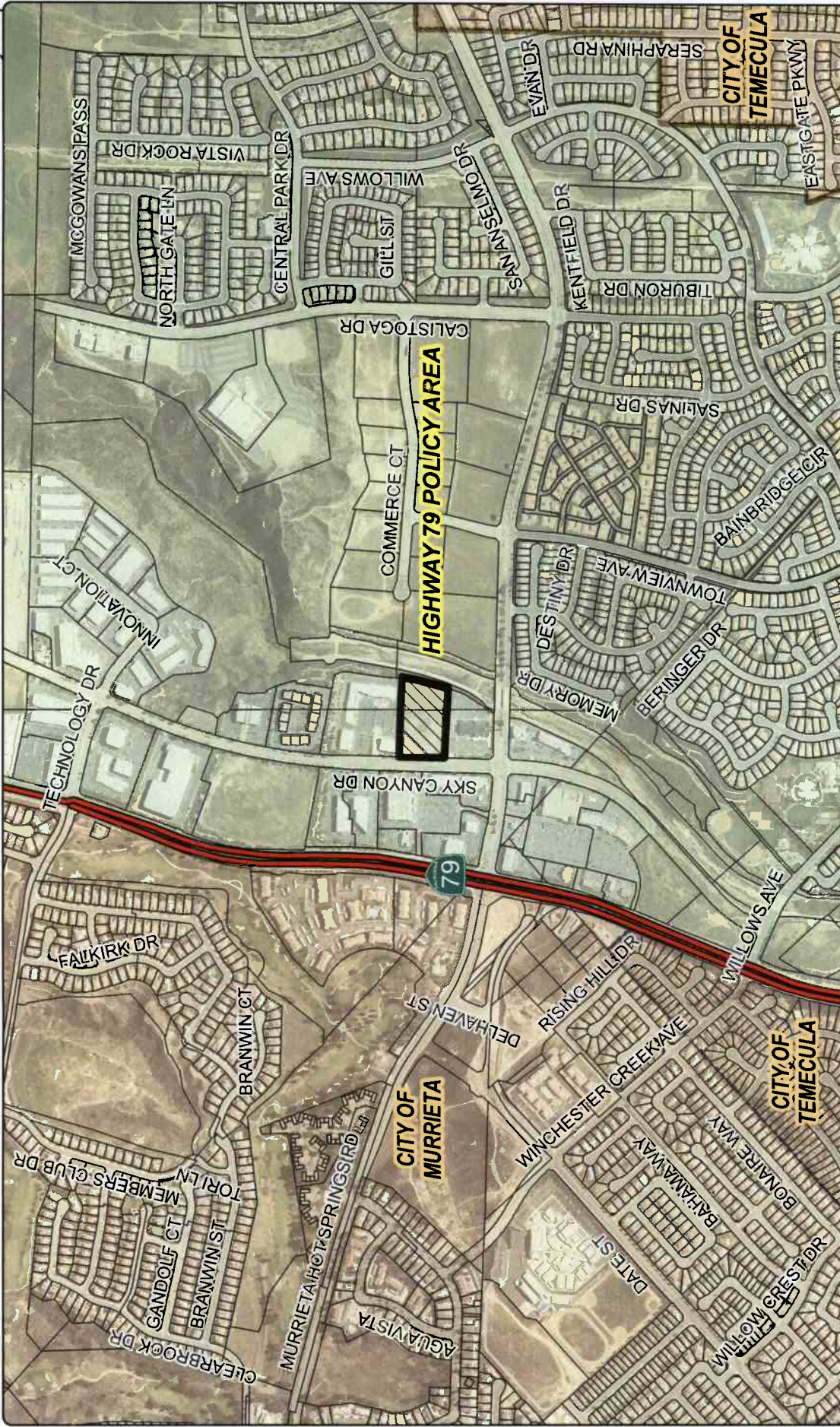
cc: Rocky Snider, Project Manager, Southern Region North America West Area  
Corporation of the Presiding Bishop, The Church of Jesus Christ of Latter-day Saints  
Dennis Durfee, Ishii-Durfee Architects, Inc.  
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division  
Carolyn Syms-Luna, Planning Director, Riverside County Planning Department  
ALUC Staff

Y:\AIRPORT CASE FILES\French Valley\ZAP1052FV13\ZAP1052FV13Inconsistency. LTR.doc

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25309  
VICINITY/POLICY AREAS**

Supervisor Washington  
District 3

Date Drawn: 07/15/2015  
Vicinity Map



Author: Vinnie Nguyen

Zoning Area: Rancho California

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land uses than is provided for in the existing zoning ordinance. The County of Riverside Planning Department is providing this information as a courtesy to the Planning Department of the City of Murrieta (951) 350-3200 (Western County) or the Planning Department of the City of Temecula (760) 763-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP25309

### LAND USE

Supervisor Washington  
District 3

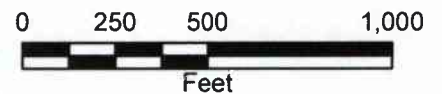
Date Drawn: 07/15/2015

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

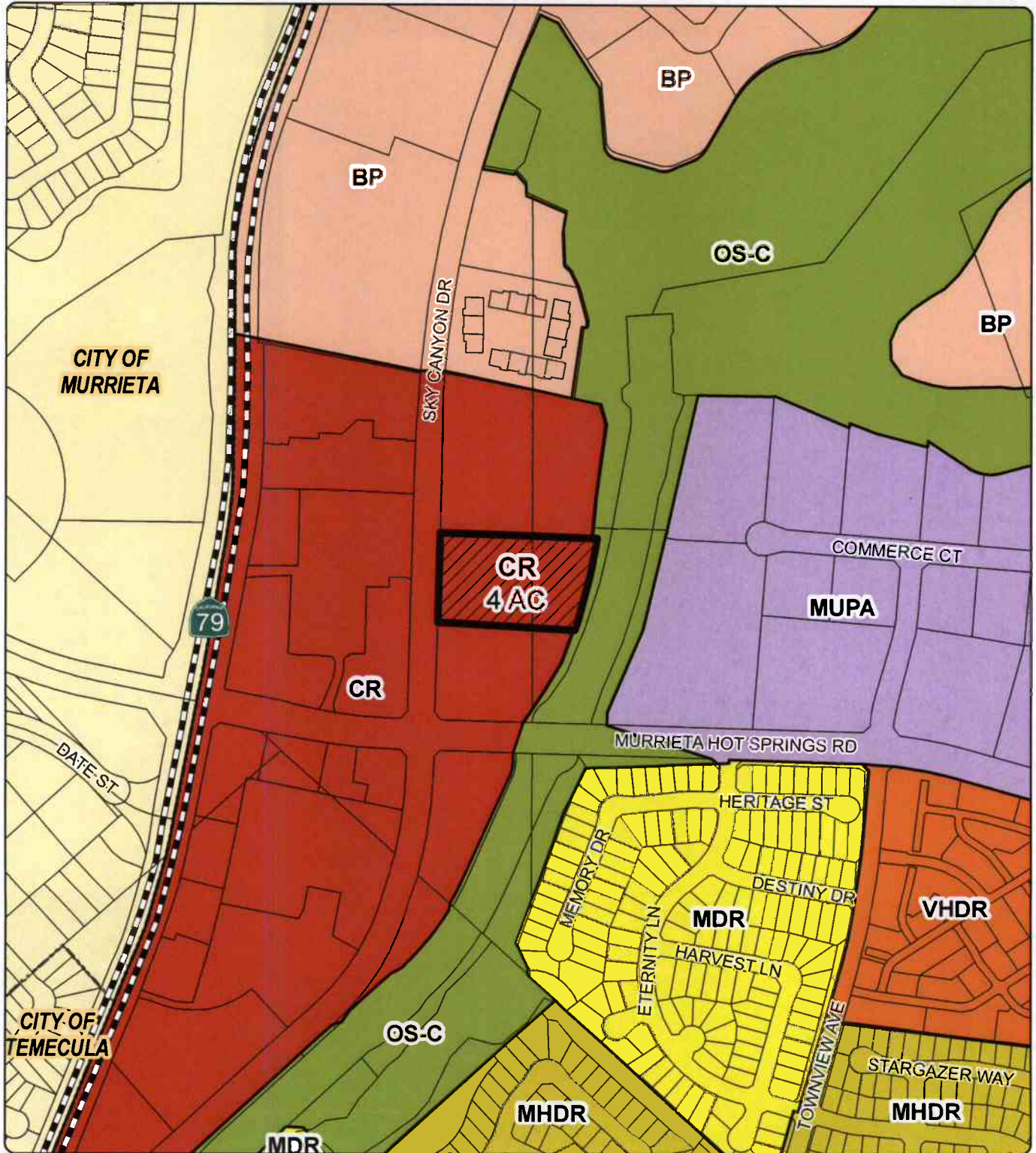
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP25309

Supervisor Washington  
District 3

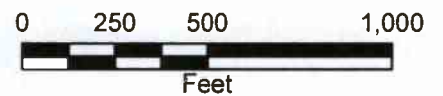
### EXISTING GENERAL PLAN

Date Drawn: 07/15/2015  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

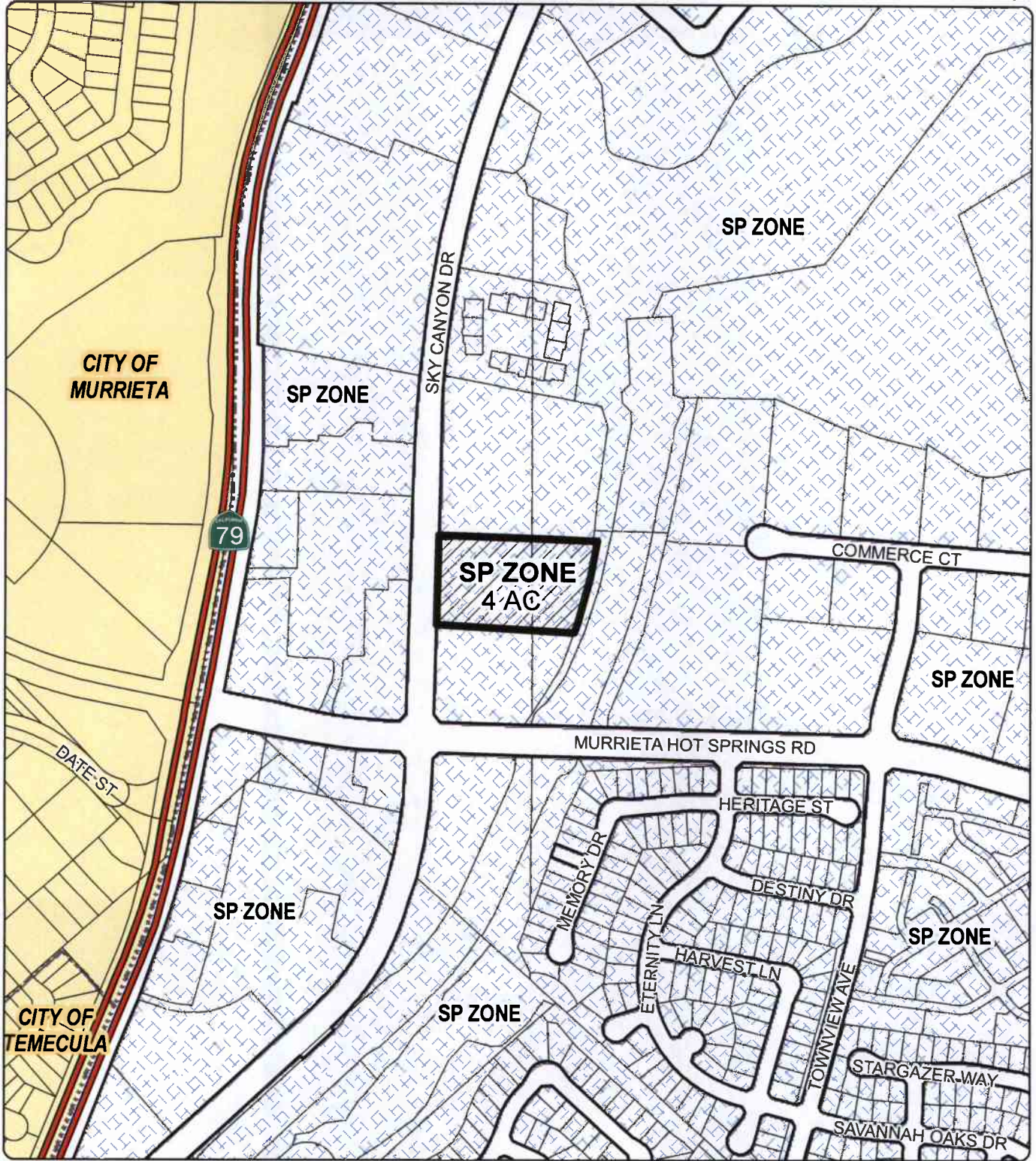
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25309

EXISTING ZONING

Supervisor Washington  
District 3

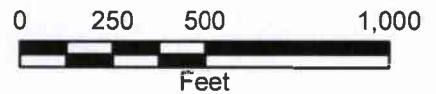
Date Drawn: 07/15/2015  
Exhibit 2



Zoning Area: Rancho California

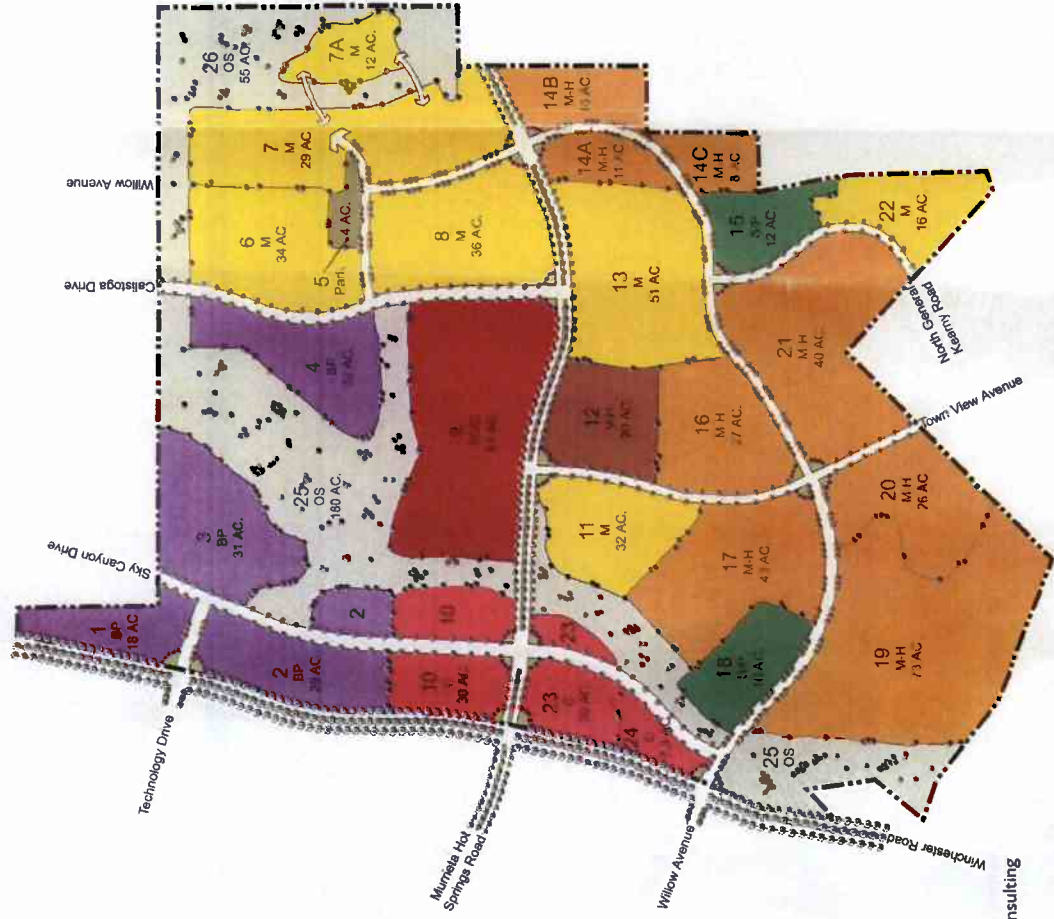
Author: Vinnie Nguyen

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



# Winchester Properties (Silverhawk)

## II. SUMMARY

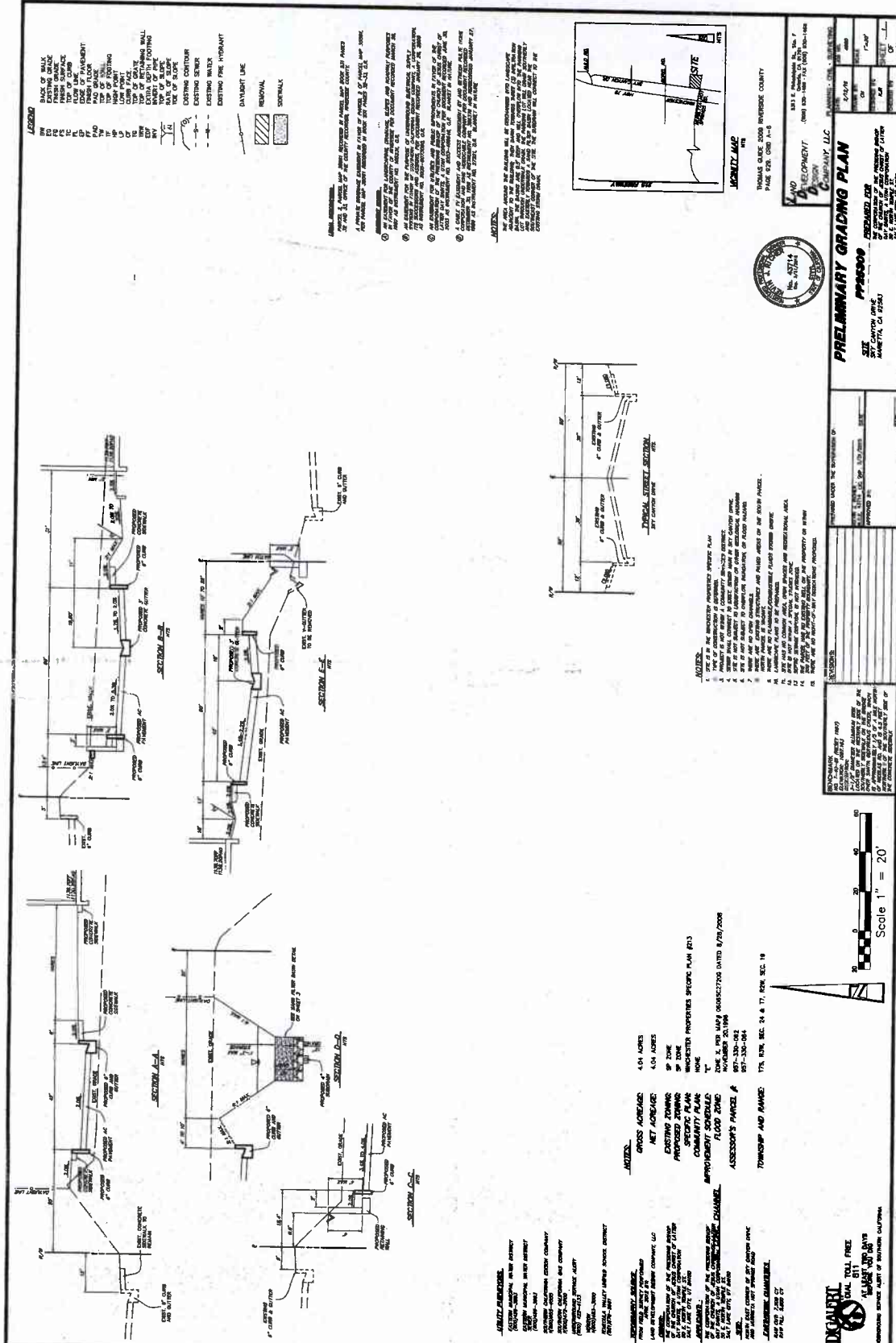


LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
Medium Residential	210	4.4 du/acre	2-5 du/acre	929
Medium High Residential	244	5.7 du/acre	5-8 du/acre	1,393
Very High Residential	20	17.4 du/acre	14-20 du/acre	347
<b>Residential Subtotal</b>	<b>474</b>	<b>5.6 du/acre</b>		<b>2,669</b>
Commercial	57.3			
Town Center Commercial	61			
Business Park	110			
Open Space	205			
Riparian / Flood Control	30			
Roads	73			
School / Park	32			
<b>Non-Residential Subtotal</b>	<b>568</b>			
<b>PROJECT TOTAL</b>	<b>1042</b>	<b>2.6 du/acre</b>		<b>2,669</b>

Figure 4  
**Illustrated Land Use Plan**  
**WINCHESTER PROPERTY**







**LEGEND**

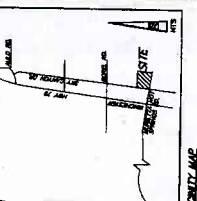
BY	BACK OF MAINT.
CB	CURB
CC	CROSS CURB
CD	TOP OF CURB
CE	EDGE OF PAVEMENT
CF	PAVED GRASS
CG	PAVED DRIVE
CH	TOP OF FOOTING
CI	TOP OF FOUNDATION
CM	TOP OF GRADE
CP	EXISTING CONTOUR
CR	EXISTING WATER
CS	EXISTING FIRE HYDRANT
CS	DANWRIGHT USE
RE	REMOVAL
SR	SURFACE

**NOTES**

1. THIS PLAN SHOWS THE PROPOSED GRADING FOR THE ENTIRE PROJECT. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
2. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.
3. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
4. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.

**NOTES**

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3. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
4. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.



**DEVELOPMENT COMPANY, LLC**  
DEVELOPMENT  
383 E. BROADWAY, SUITE 400  
SANTA ANA, CALIFORNIA 92704  
(714) 243-1111



**PRELIMINARY GRADING PLAN**

DATE: 2/2/20  
SCALE: AS SHOWN

**FOR THE CITY OF SANTA ANA**  
CITY ENGINEER



**NOTES**

1. THIS PLAN SHOWS THE PROPOSED GRADING FOR THE ENTIRE PROJECT. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
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**NOTES**

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2. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.
3. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
4. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.

**NOTES**

1. THIS PLAN SHOWS THE PROPOSED GRADING FOR THE ENTIRE PROJECT. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
2. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.
3. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
4. ALL PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER'S REQUIREMENTS.



**DEVELOPMENT COMPANY, LLC**  
DEVELOPMENT  
383 E. BROADWAY, SUITE 400  
SANTA ANA, CALIFORNIA 92704  
(714) 243-1111

**PRELIMINARY GRADING PLAN**

DATE: 2/2/20  
SCALE: AS SHOWN

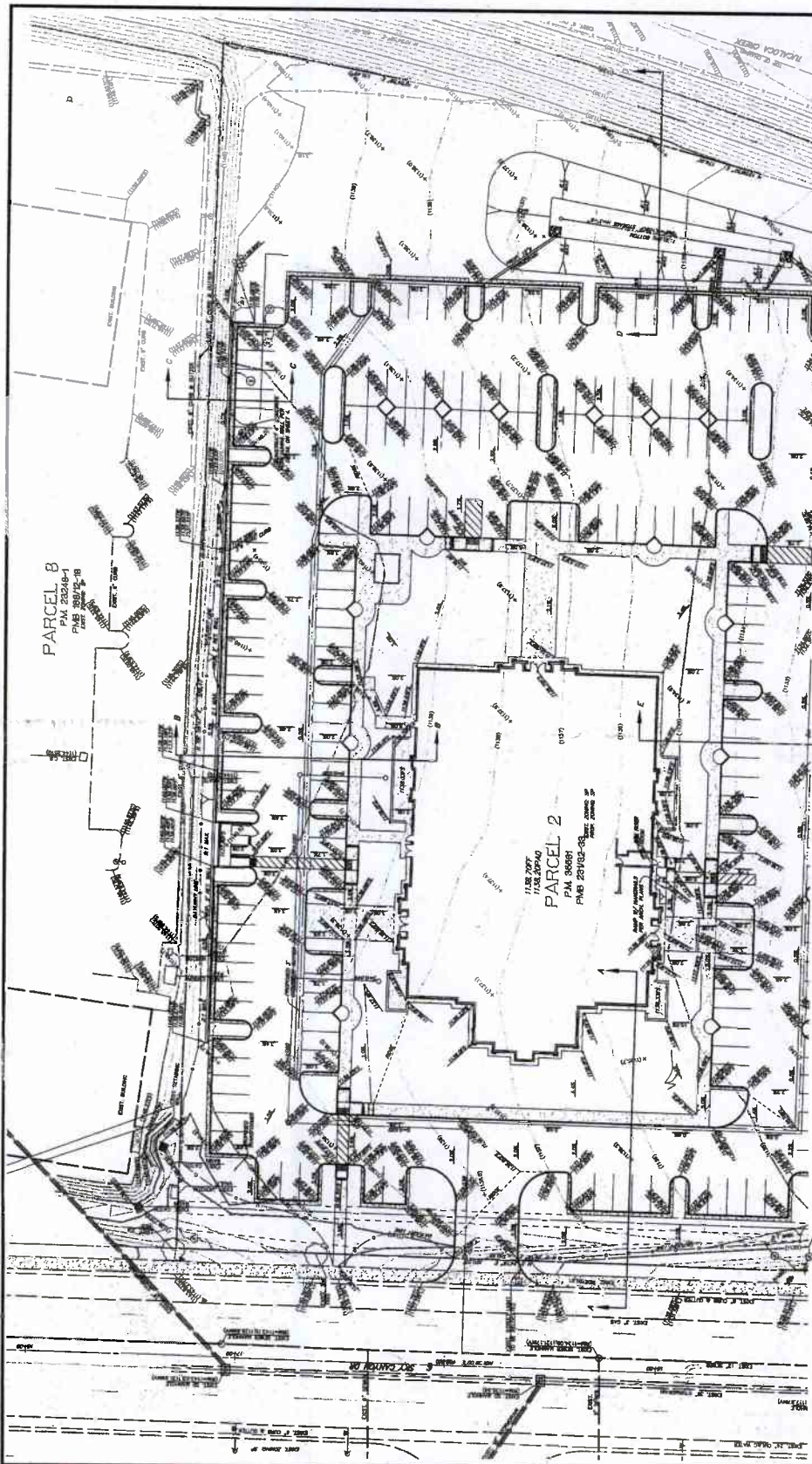
**FOR THE CITY OF SANTA ANA**  
CITY ENGINEER

**DEVELOPMENT COMPANY, LLC**  
DEVELOPMENT  
383 E. BROADWAY, SUITE 400  
SANTA ANA, CALIFORNIA 92704  
(714) 243-1111

**PRELIMINARY GRADING PLAN**

DATE: 2/2/20  
SCALE: AS SHOWN

**FOR THE CITY OF SANTA ANA**  
CITY ENGINEER



PARCEL 8  
P.M. 23249-1  
P.M.B. 2007-18

118,787 SQ. FT.  
1/32.00 AC  
PARCEL 2  
P.M. 96691  
P.M.B. 2010-05

3033 E. Bayshore Blvd., Ste. 7  
Orange, CA 92668  
TEL: 714.952.1100  
FAX: 714.952.1101  
WWW: WWW.DCAURTY.COM

LAND DEVELOPMENT  
COMPANY, LLC

PRELIMINARY GRADING PLAN  
P735000

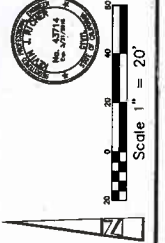
DESIGNED FOR  
BY CONTRACTOR OF THE PROJECT  
BY ARCHITECT OF RECORD  
BY LAND DEVELOPMENT COMPANY, LLC  
DATE: 07/15/10

DATE: 07/15/10  
PROJECT: 07/15/10  
SHEET NO. 04  
TOTAL SHEETS: 04

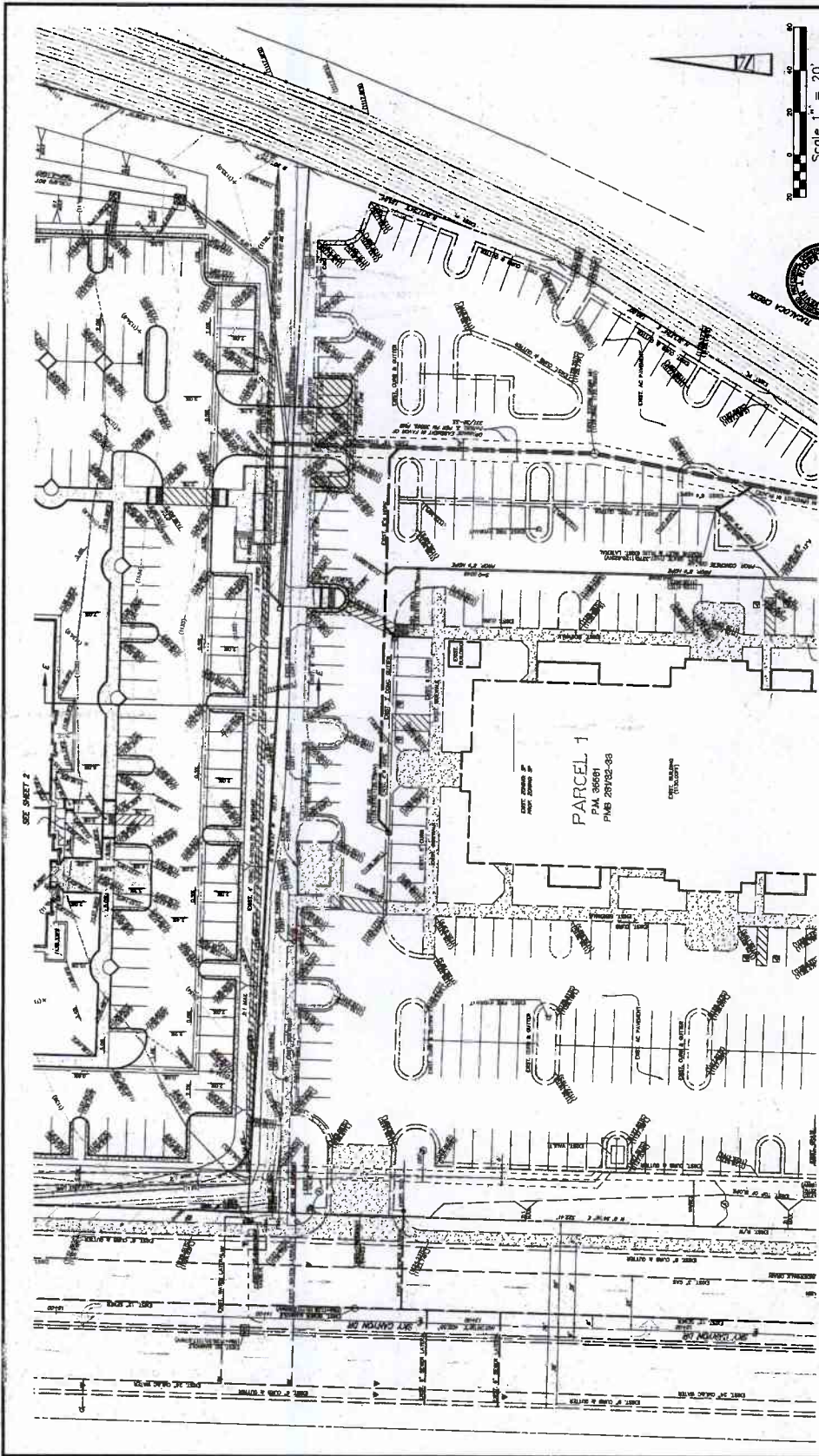
SEE CROSS SECTIONS ON SHEET 1  
SEE LEGEND ON SHEET 1

SEE SHEET 3

NO PART OF THIS PLAN IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON.



DCAURTY  
REGISTERED PROFESSIONAL ENGINEER  
LAND DEVELOPMENT COMPANY, LLC  
3033 E. BAYSHORE BLVD., STE. 7  
ORANGE, CA 92668  
TEL: 714.952.1100  
FAX: 714.952.1101  
WWW: WWW.DCAURTY.COM



Scale 1" = 20'

PLANNED DEVELOPMENT  
 COMPANY, LLC



**PRELIMINARY GRADING PLAN**

DATE: 12/15/09  
 SHEET NO. 04  
 OF 04 SHEETS

PROJECT: P.M. 36681  
 P.M.B. 281032-33  
 CITY: SAN JOSE  
 COUNTY: SANTA CLARA  
 STATE: CALIFORNIA

PROPOSED SHALL BE APPROVED BY THE CITY OF SAN JOSE, CALIFORNIA

DATE: 12/15/09  
 TIME: 10:00 AM  
 PROJECT: P.M. 36681  
 P.M.B. 281032-33

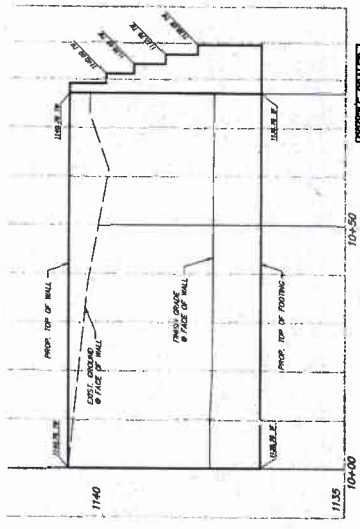
REVISIONS:

NO.	DATE	DESCRIPTION

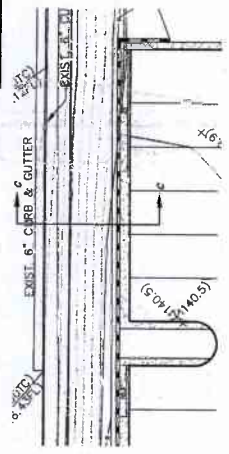
**EXHIBIT**

TOTAL PRICE  
 \$1,000,000.00

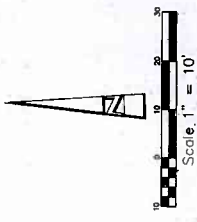
DATE: 12/15/09



PROPOSED SOULERS  
VERT. 1"=1'



- LEGEND**
- BY
  - DATE
  - REVISION
  - NO.
  - DESCRIPTION
  - 1. PROPOSED TOP OF WALL
  - 2. PROPOSED GRADE @ FACE OF WALL
  - 3. PROPOSED TOP OF FOOTING
  - 4. EXIST. 6" CURB & GUTTER
  - 5. EXIST. 6" CURB & GUTTER
  - 6. EXIST. 6" CURB & GUTTER
  - 7. EXIST. 6" CURB & GUTTER
  - 8. EXIST. 6" CURB & GUTTER
  - 9. EXIST. 6" CURB & GUTTER
  - 10. EXIST. 6" CURB & GUTTER
  - 11. EXIST. 6" CURB & GUTTER
  - 12. EXIST. 6" CURB & GUTTER
  - 13. EXIST. 6" CURB & GUTTER
  - 14. EXIST. 6" CURB & GUTTER
  - 15. EXIST. 6" CURB & GUTTER
  - 16. EXIST. 6" CURB & GUTTER
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  - 18. EXIST. 6" CURB & GUTTER
  - 19. EXIST. 6" CURB & GUTTER
  - 20. EXIST. 6" CURB & GUTTER
  - 21. EXIST. 6" CURB & GUTTER
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  - 23. EXIST. 6" CURB & GUTTER
  - 24. EXIST. 6" CURB & GUTTER
  - 25. EXIST. 6" CURB & GUTTER
  - 26. EXIST. 6" CURB & GUTTER
  - 27. EXIST. 6" CURB & GUTTER
  - 28. EXIST. 6" CURB & GUTTER
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  - 30. EXIST. 6" CURB & GUTTER
  - 31. EXIST. 6" CURB & GUTTER
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  - 34. EXIST. 6" CURB & GUTTER
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  - 41. EXIST. 6" CURB & GUTTER
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  - 85. EXIST. 6" CURB & GUTTER
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  - 94. EXIST. 6" CURB & GUTTER
  - 95. EXIST. 6" CURB & GUTTER
  - 96. EXIST. 6" CURB & GUTTER
  - 97. EXIST. 6" CURB & GUTTER
  - 98. EXIST. 6" CURB & GUTTER
  - 99. EXIST. 6" CURB & GUTTER
  - 100. EXIST. 6" CURB & GUTTER



STATE OF CALIFORNIA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10000  
 EXPIRES 10/15/14

**WALL PLAN**  
 PROPOSED

DATE: 10/15/14  
 SHEET NO. 1 OF 1

PROJECT: [REDACTED]  
 CLIENT: [REDACTED]

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

DATE: 10/15/14  
 SHEET NO. 1 OF 1

SCALE: 1"=10'

DATE: 10/15/14  
 SHEET NO. 1 OF 1

DATE: 10/15/14  
 SHEET NO. 1 OF 1

CASE: P25309, AMD #1  
 EXHIBIT: B (Sheets 1-5)  
 DATE: 11/03/14  
 PLANNER: D. ABRAHAM

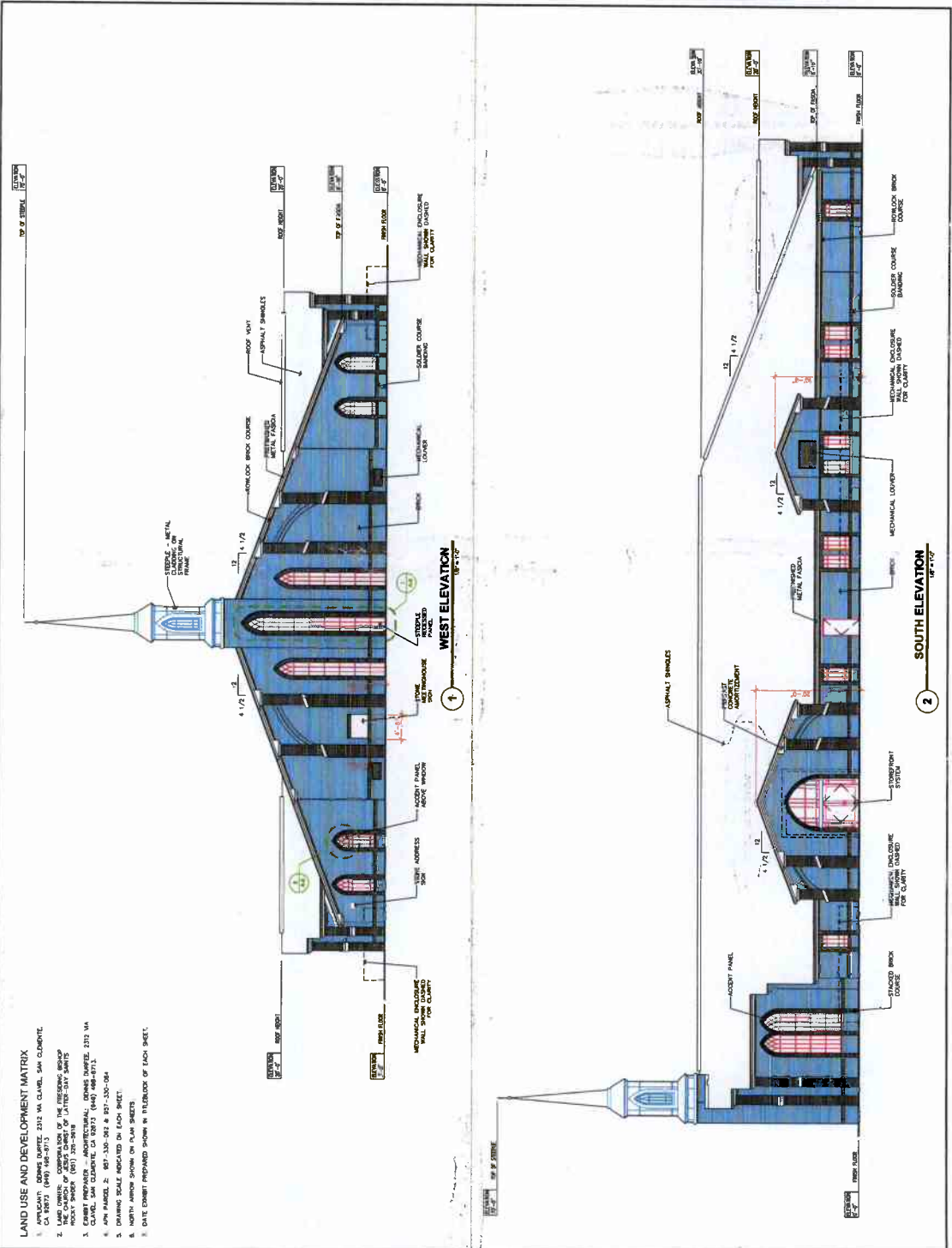
**Architect**  
**Habit - Durrer Architects**  
 2013 100 LAMAR  
 SUITE 200  
 SAN FRANCISCO, CA 94103  
 TEL: 415.774.1111  
 WWW.HDARCHITECTS.COM

CONTRACT NO:  
 PROJECT NO:  
 SHEET NO:

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

REV	REVISION	DATE

Project No.:  
 Date: Feb. 20, 2013  
**EXTERIOR ELEVATIONS Phase 1**  
**A-4**



- LAND USE AND DEVELOPMENT MATRIX**
1. APPLICANT: DENNIS DAVIES, 2312 VA. CLEVELAND, SAN CLEMENTE.
  2. LAND USE: COMMERCIAL - OFFICE BUILDING.
  3. EXHIBIT INFORMATION: ARCHITECTURAL - DENNIS DAVIES, 2312 VA. CLEVELAND, SAN CLEMENTE, CA 92627. (949) 498-8713.
  4. APN PARCEL 2: 897-330-042 & 897-330-084.
  5. DRAWING SCALE INDICATED ON EACH SHEET.
  6. NORTH ARROW SHOWN ON PLAN SHEETS.
  7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.

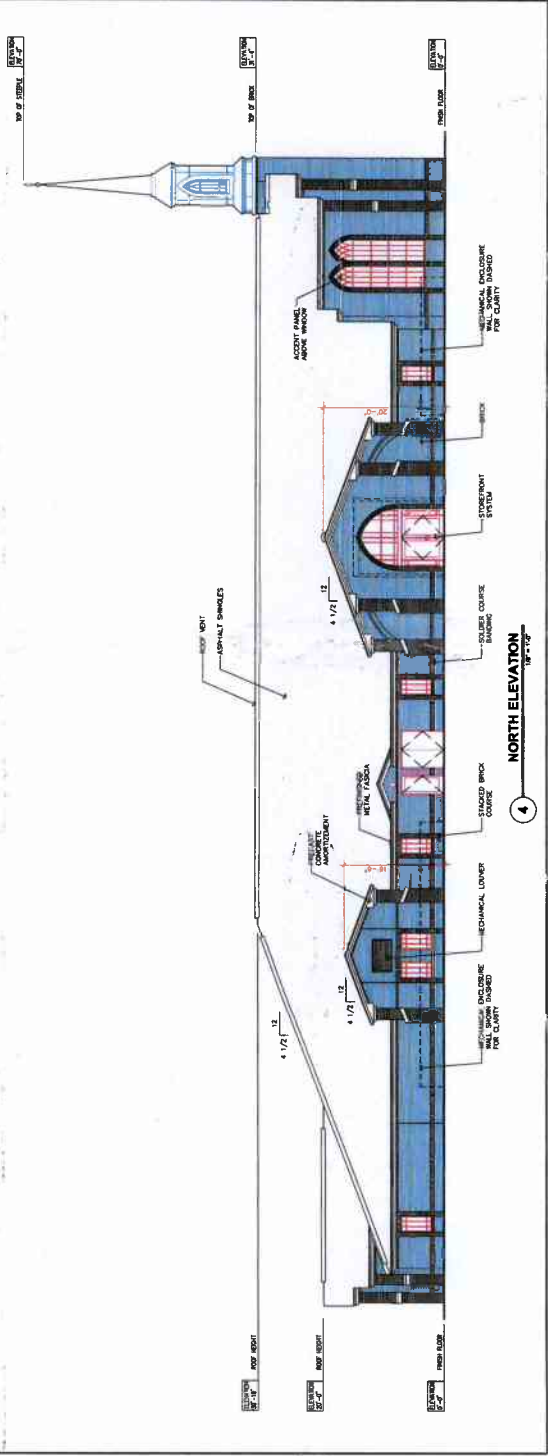
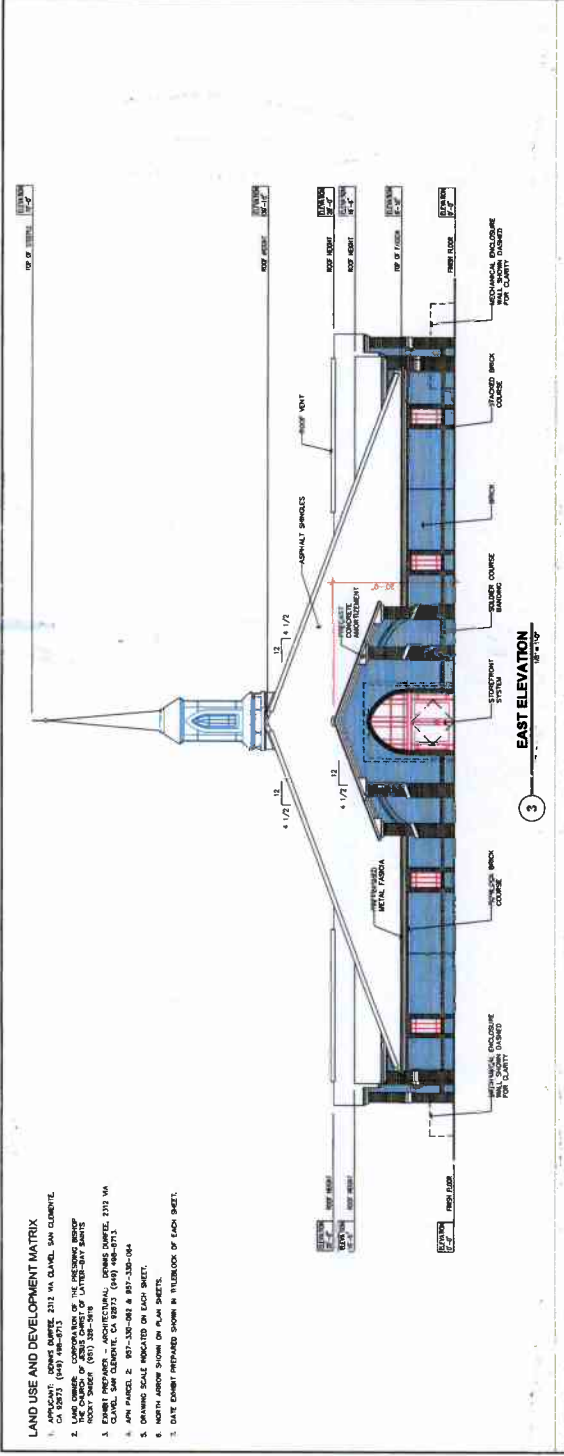
**Architect**  
**Inuit - Burrier Architects**  
 2172 18th Avenue  
 San Clemente, CA 92673  
 (949) 486-9713  
 www.inuitburrier.com

CONTRACT NO.:  
 DATE:  
 PROJECT NO.:

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

NO.	REVISION	DATE

DATE: Feb. 20, 2013  
 SHEET TITLE: EXTERIOR ELEVATIONS Phase 1  
 SHEET NO.: A-5



- LAND USE AND DEVELOPMENT MATRIX**
- APPLICANT: LOMAS DUNFEE, 2112 VIA CLAYTON, SAN CLEMENTE, CA 92673 (949) 486-9713
  - DATE: 02/20/13
  - SCALE: AS SHOWN
  - PROJECT NO.: 2013-001
  - CONTRACT NO.: 2013-001
  - DATE: 02/20/13
  - PROJECT NAME: FRENCH VALLEY CHURCH
  - PROJECT ADDRESS: SKY CANYON DRIVE, MURRIETA, CA 92563
  - PROJECT CONTACT: INUIT-BURRIER ARCHITECTS, 2172 18TH AVENUE, SAN CLEMENTE, CA 92673 (949) 486-9713
  - APN: 045-010-001-000
  - APN PARCEL 2: 957-130-063 & 957-130-064
  - DRAWING SCALE INDICATED ON EACH SHEET.
  - NORTH ARROW SHOWN ON PLAN SHEETS.
  - DATE DRAFT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.

Architect

Habit + Burter Architects  
2217 THE CLARE  
SAN FRANCISCO, CA 94115  
(415) 775-4600

DATE: Feb. 26, 2013

PROJECT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SHEET: A-6

REVISIONS

NO. DATE

1. 02/26/13

2. 02/26/13

3. 02/26/13

4. 02/26/13

5. 02/26/13

6. 02/26/13

7. 02/26/13

8. 02/26/13

9. 02/26/13

10. 02/26/13

11. 02/26/13

12. 02/26/13

13. 02/26/13

14. 02/26/13

15. 02/26/13

16. 02/26/13

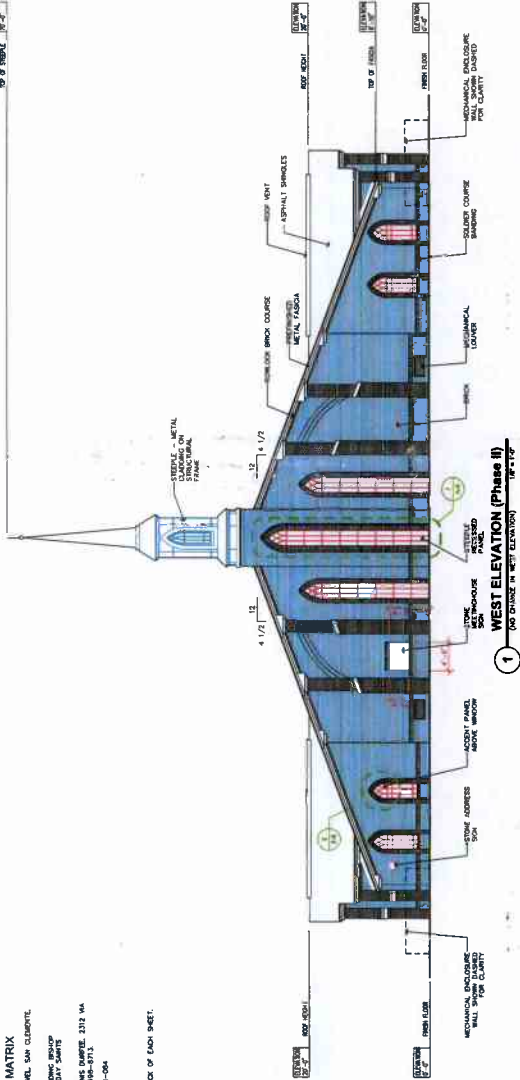
17. 02/26/13

18. 02/26/13

19. 02/26/13

20. 02/26/13

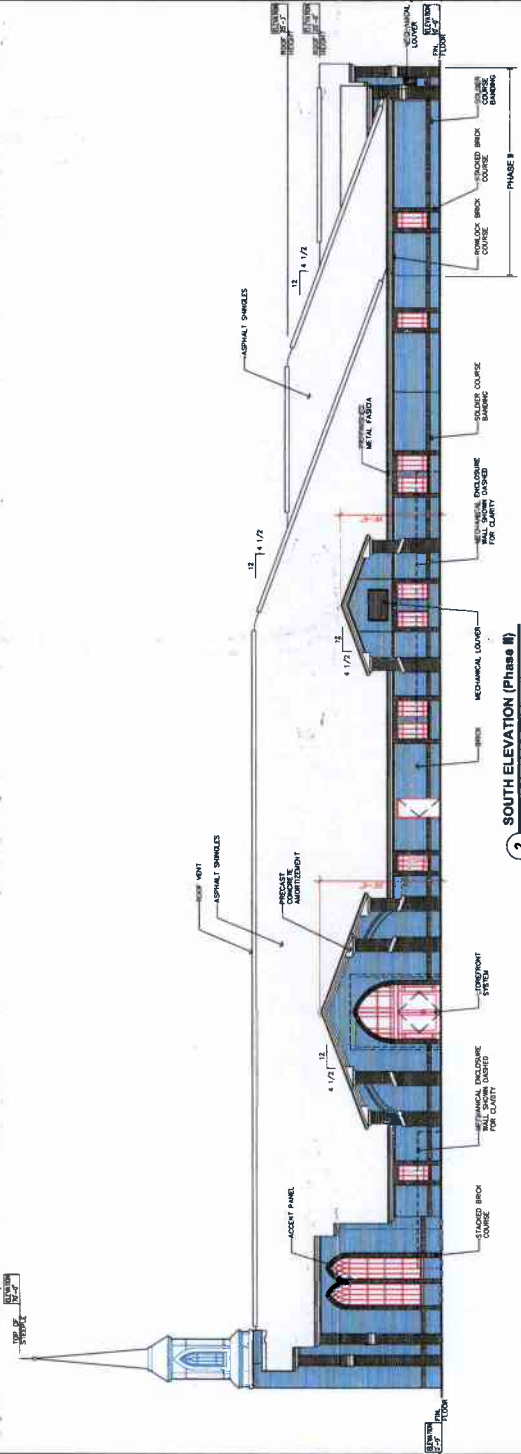
TOP OF SIPHON



**WEST ELEVATION (Phase I)**  
1-1 (SEE CHISEL IN WEST ELEVATION)

- LAND USE AND DEVELOPMENT MATRIX**
1. APPLICANT: JONES BROTHERS, 2312 VA. CAVEL, SAN Geronimo, CA 94772 (949) 666-8713
  2. LOCAL AGENCY: COUNTY OF SAN FRANCISCO, 100 MARKET STREET, SAN FRANCISCO, CA 94102 (415) 398-8818
  3. COUNTY AGENCY: COUNTY OF SAN FRANCISCO, 100 MARKET STREET, SAN FRANCISCO, CA 94102 (415) 398-8818
  4. APN: PARCEL 2: 957-350-082 & 957-350-084
  5. DRAWING SCALE: INDICATED ON PLAN SHEET.
  6. NORTH ARROW: SHOWN ON PLAN SHEET.
  7. DATE: DRAWN PREPARED SHOWN IN TITLE BLOCK OF EACH SHEET.

TOP OF SIPHON



**SOUTH ELEVATION (Phase II)**  
2-2 (SEE CHISEL IN SOUTH ELEVATION)

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

DATE: Feb. 26, 2013  
PROJECT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
SHEET: A-6

**Architect**  
**Ichil - Burfee Architects**  
 ARCHITECTS  
 3000 CLAY AVENUE  
 SAN CLEMENTE, CA 92673

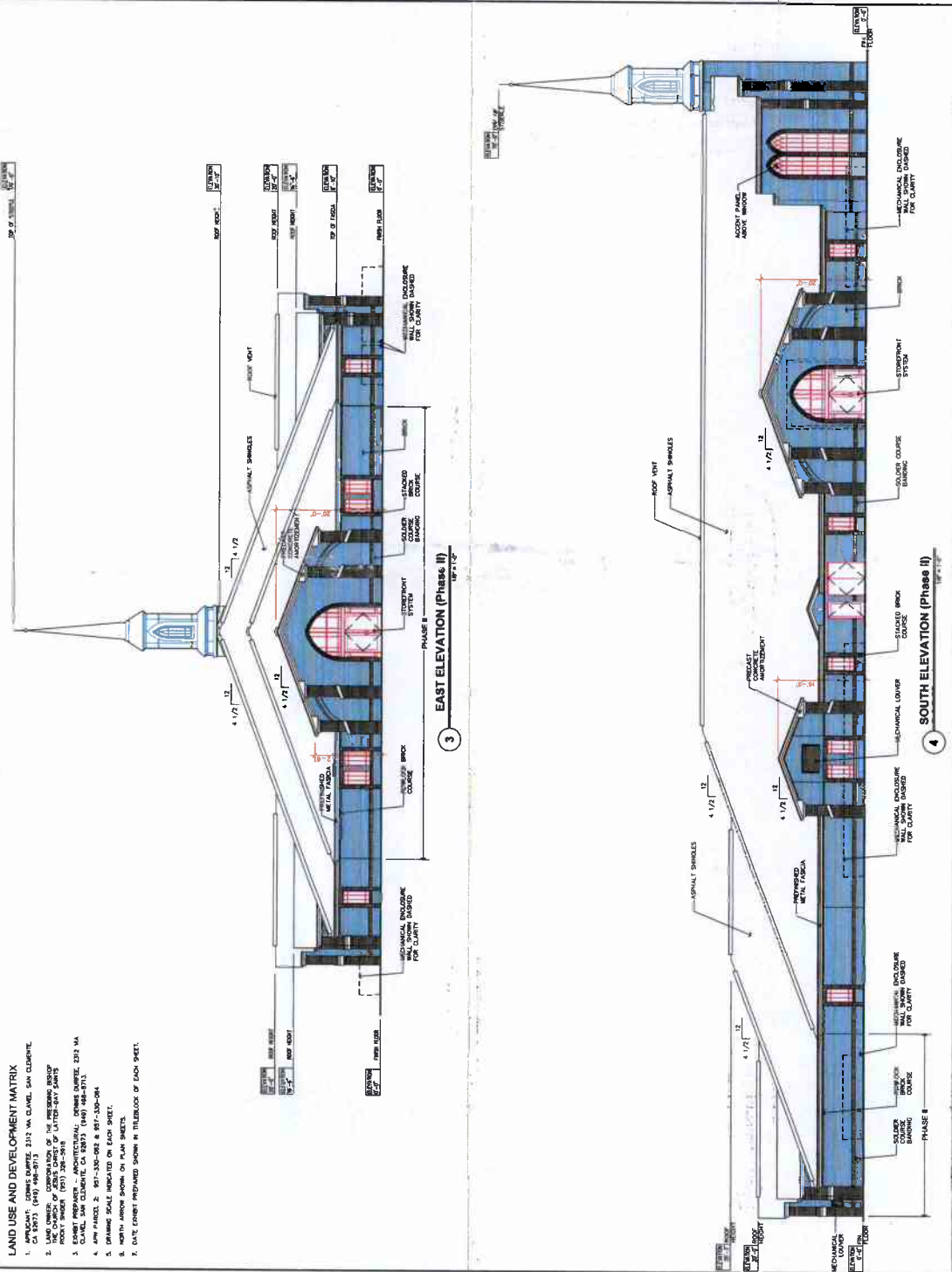
CONSULTANT:  
 CONSULTANT:  
 CONSULTANT:

NOTE:

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

NO.	REVISION	DATE

Project No.:  
 Date: Feb. 20, 2013  
**EXTERIOR ELEVATIONS Phase I & Phase II**  
**A-7**



- LAND USE AND DEVELOPMENT MATRIX**
1. APPLICANT: JONAS BURTEE, 2312 WA CLAY, SAN CLEMENTE
  2. LAND OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
  3. EXISTING PREPARER: ARCHITECTURAL DESIGN GROUP, 2312 WA CLAY, SAN CLEMENTE, CA 92673 (949) 484-3713
  4. NEW PREPARER: ARCHITECTURAL DESIGN GROUP, 2312 WA CLAY, SAN CLEMENTE, CA 92673 (949) 484-3713
  5. DRAWING SCALE INDICATED ON EACH SHEET.
  6. NORTH ARROW SHOWN ON PLAN SHEETS.
  7. DATE EXISTING PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.



**Architect**  
**Isbill - Durfee Architects**  
 15151 VAN CANTON  
 SUITE 100, MURFREESBORO, TN 38507-7173  
 TEL: 615-895-1100  
 FAX: 615-895-1101  
 WWW: www.isbill-durfee.com

CONSULTANT:  
 DATE: FEB. 20, 2013

PROJECT NAME:  
 PROJECT NO.:  
 SHEET NO.:  
 DATE:

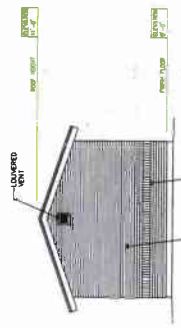
Project for:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
 Project Name:  
**FRENCH VALLEY CHURCH**  
 Sky Canyon Drive  
 Murfreesboro, TN 37132

NO.	REVISION	DATE

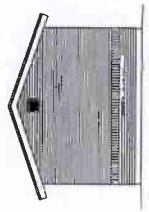
DATE: FEB. 20, 2013

PROJECT TITLE:  
**STORAGE BUILDING AND DETAILS**

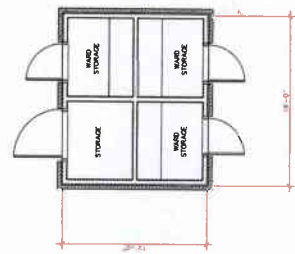
SHEET NO.:  
**A-8**



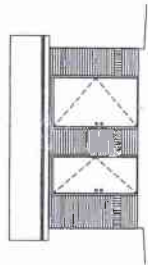
1 EAST ELEVATION  
 1/4" = 1'-0"



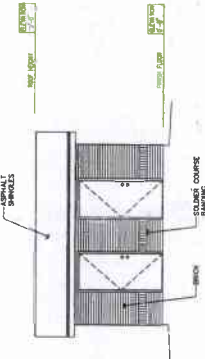
2 WEST ELEVATION  
 1/4" = 1'-0"



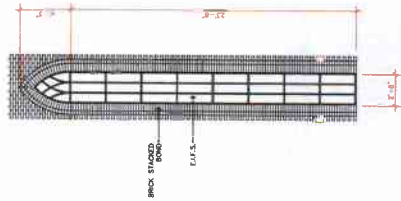
3 STORAGE BLDG. - PLAN  
 1/4" = 1'-0"



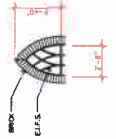
4 NORTH ELEVATION  
 1/4" = 1'-0"



5 SOUTH ELEVATION  
 1/4" = 1'-0"




7 STEEPLE RECESSED PANEL DETAIL  
 1/4" = 1'-0"



8 ACCENT PANEL  
 1/4" = 1'-0"

**LAND USE AND DEVELOPMENT MATRIX**  
 1. APPLICANT: DOMINGUEZ, 2112 W. CLAYTON, SAN CLEMENTE, CA 92673 (407) 986-3713  
 2. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 15151 VAN CANTON, SUITE 100, MURFREESBORO, TN 38507-7173  
 3. COUNTY: MURFREESBORO, TN  
 4. APN: PARCELS 2: 991-330-002 & 991-330-004  
 5. DRAWING SCALE INDICATED ON EACH SHEET.  
 6. NORTH ARROW SHOWN ON PLAN SHEETS.  
 7. DATE SHEET PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.


 CASE: PP25309, AMD #1  
 EXHIBIT C  
 DATE: 11/03/14  
 PLANNER: D. ABRAHAM

**Architect**  
**Hill + Hurff Architects**  
 1977 108 12308  
 1977 108 12308  
 SAN FRANCISCO, CA 94133

PROJECT NO.:  
 SHEET NO.:  
 DATE:

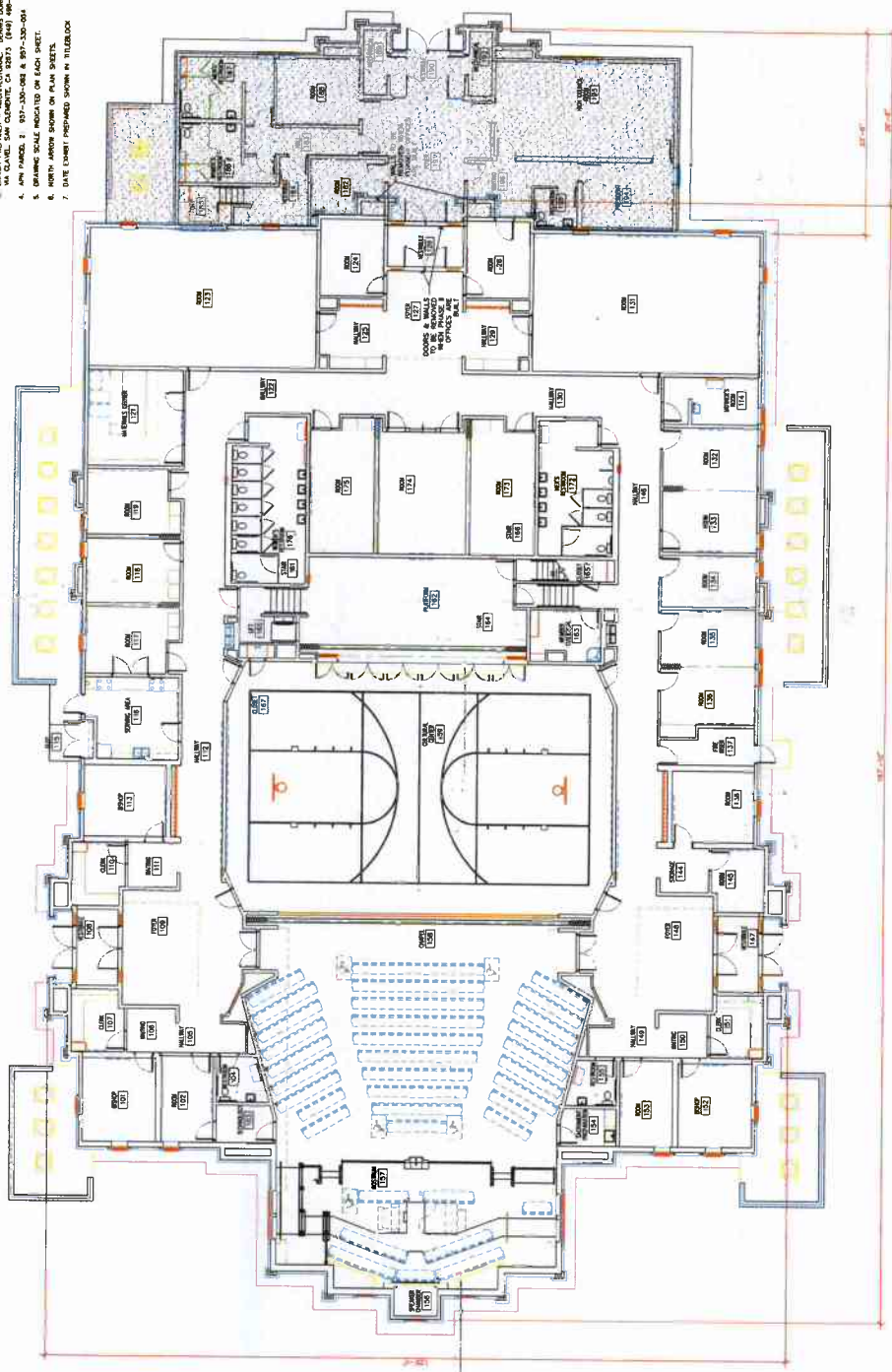
Project for:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
 Project Name:  
**FRENCH VALLEY CHURCH**  
 Sky Canyon Drive  
 Murfreesboro, TN 37132

NO.	REVISIONS	DATE

Project No.:  
 Date: Feb. 20, 2013  
 SHEET TITLE: FLOOR PLAN

SHEET NO.:  
**A-3**

**LAND USE AND DEVELOPMENT MATRIX**  
 1. APPLICABLE: ROOMS OVERSE, 212 VA CLARK, 304 CLONDIKE, CA 95017 (949) 488-9713  
 2. USE: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 ROOMS: ROOMS (05) 130-001-004  
 3. DRAWING: 1977 108 12308  
 4. PLAN: FLOOR PLAN  
 5. SHEET: 1977 108 12308  
 6. NORTH ARROW SHOWN ON PLAN SHEETS  
 7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK

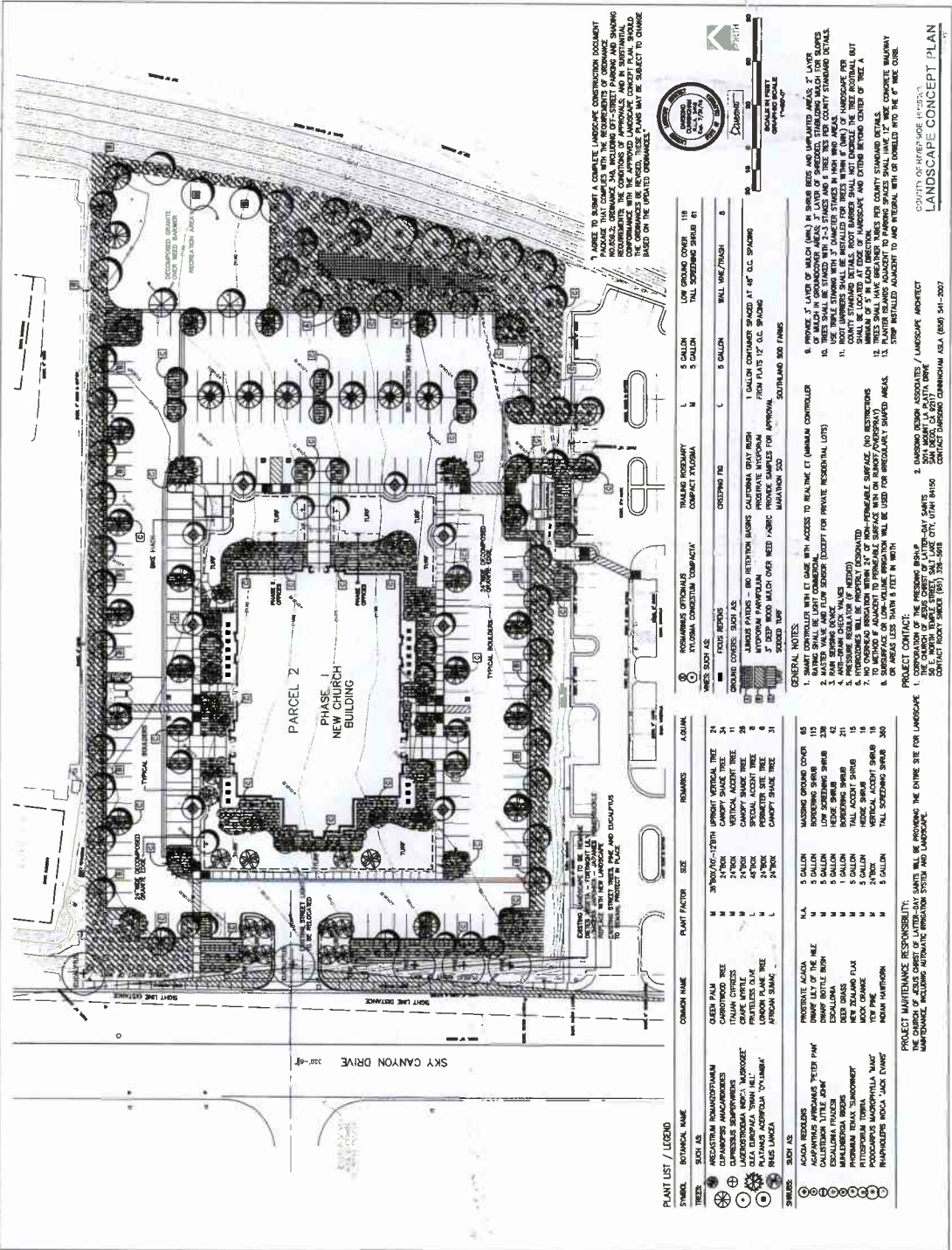


**PHASE I**  
**NEW CHURCH BUILDING**  
**PHASE II**  
**OFFICES**  
 FLOOR PLAN  
 1/8" = 1'-0"

**FRENCH VALLEY CHURCH**  
 38990 Sky Canyon Drive  
 Murrieta, CA 92563

LC-10

LANDSCAPE CONCEPT PLAN



Maximum Height Restrictions, Inc.  
 15151 E. 15th Ave., Suite 100  
 Aurora, CO 80012  
 Phone: (303) 740-3300  
 Fax: (303) 740-3301  
 Website: www.maximumheight.com

1. PRIOR TO SUBMITTING A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF PERFORMANCE, THE LANDSCAPE ARCHITECT SHALL PROVIDE STREETS, PARKING AND SHADING. THIS PACKAGE SHALL BE REVIEWED BY THE COUNTY ENGINEER AND SHOWN TO BE IN COMPLIANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD ANY CHANGES TO THE LANDSCAPE CONCEPT PLAN BE NECESSARY, THE LANDSCAPE ARCHITECT SHALL BE SUBJECT TO CHANGE BASED ON THE LATEST REQUIREMENTS.

PLANTING	PLANTING	PLANTING	PLANTING
LOW GROUND COVER	118	TALL SPOKED SHRUB	81
5 GALLON	3	5 GALLON	3
WALL WEE TRENCH	9	1 GALLON CONTAINERS	44
FROM PLANTERS OF O.C. BRANDING		SOUTHWEST 300 FIRMES	

ROUNDRIMS	ROUNDRIMS	TRAILING	TRAILING
OPTIONAL	OPTIONAL	ROUNDRIMS	ROUNDRIMS
COMPACT	COMPACT	ROUNDRIMS	ROUNDRIMS
PLANTING	PLANTING	PLANTING	PLANTING
PLANTING	PLANTING	PLANTING	PLANTING

COMMON NAME	PLANT FACTOR	SIZE	REMARKS	ADJ. AMT.
GREEN PALM TREE	M	36" DBH / 10'-12" H	UPRIGHT VERTICAL TREE	24
ORANGE BLOSSOM	M	24" DBH / 10'-12" H	VERTICAL ACCENT TREE	11
ITALIAN CYPRESS	M	24" DBH / 10'-12" H	CAMPY SHADE TREE	28
GRAPE VITIS	L	48" DBH / 10'-12" H	SPECIAL ACCENT TREE	8
FRUITFUL OLIVE	L	48" DBH / 10'-12" H	CAMPY SHADE TREE	31
AFRICAN SIKANG	L	24" DBH / 10'-12" H	CAMPY SHADE TREE	31

COMMON NAME	PLANT FACTOR	SIZE	REMARKS	ADJ. AMT.
PROSTRATE ACACIA	N.A.	5 GALLON	MASSIVE GROUND COVER	65
DRYING BOTTLE BRUSH	M	5 GALLON	BORDERING SHRUB	115
DEER GRASS	M	5 GALLON	LOW SPREADING SHRUB	238
NEW ZEALAND FLAX	M	1 GALLON	BORDERING SHRUB	21
ACACIA	M	5 GALLON	TALL ACCENT SHRUB	18
YUKON WILLOW	M	2 GALLON	WIDE ACCENT SHRUB	16
INDIAN HAWTHORN	M	5 GALLON	TALL SPREADING SHRUB	300

GENERAL NOTES:  
 1. ALL PLANTING SHALL BE WITH ACCESS TO RELIABLE ET (MINIMUM CONTROLLER).  
 2. WATER MAIN AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS).  
 3. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.  
 4. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.  
 5. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.  
 6. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.  
 7. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.  
 8. ALL PLANTING SHALL BE INSTALLED WITHIN 48" OF THE PLANTING DETAIL.

PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]  
 PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]

PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]  
 PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]

PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]  
 PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]

PROJECT CONTRACTOR: [Name]  
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 PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]

PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]  
 PROJECT CONTRACTOR: [Name]  
 PROJECT MAINTENANCE RESPONSIBILITY: [Name]

**Greenleaf Irrigation, Inc.**  
 38180 Sky Canyon Drive  
 Murreleta, CA 92563  
 Phone: 925.758.1111  
 Fax: 925.758.1112

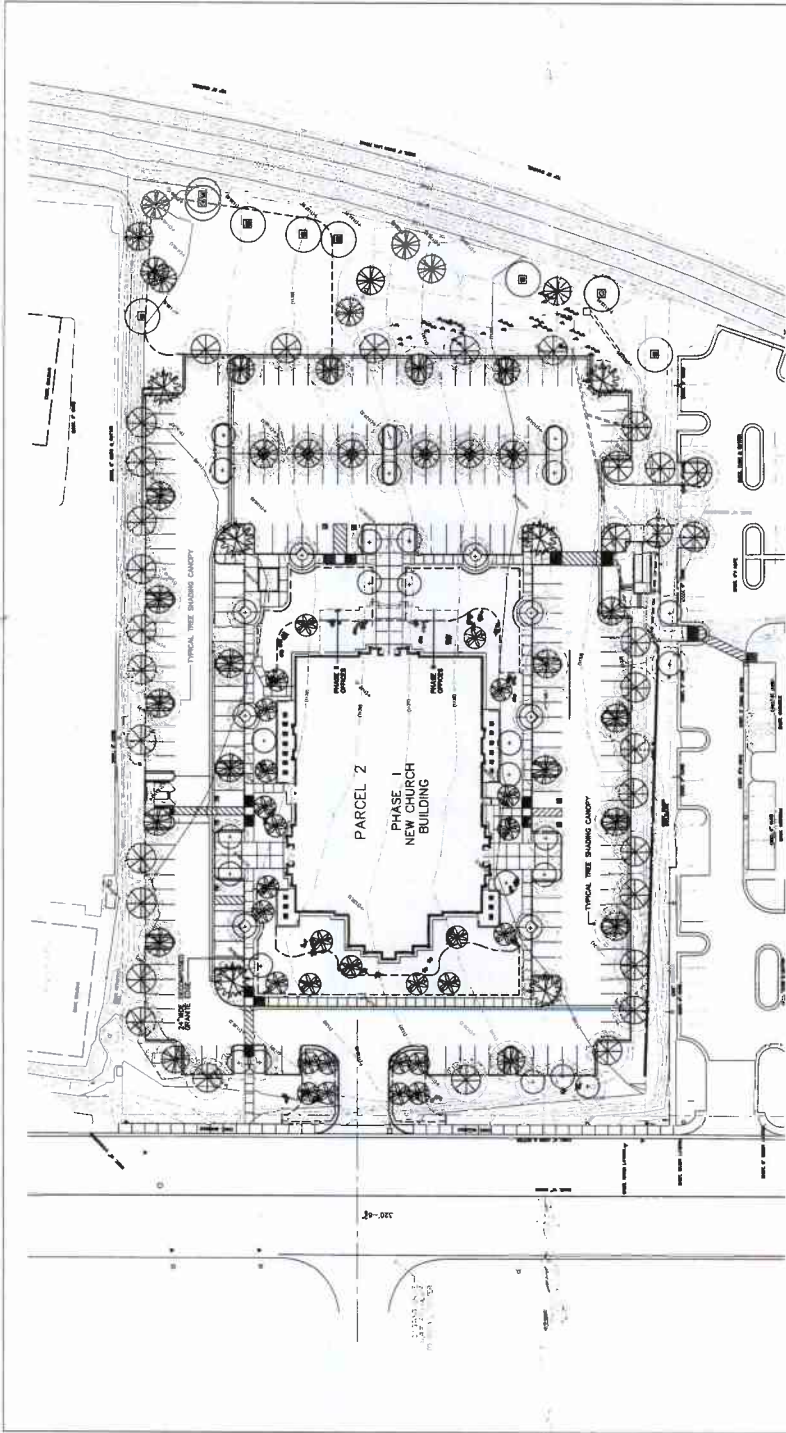
Project #  
**FRENCH VALLEY CHURCH**  
 38180 Sky Canyon Drive  
 Murreleta, CA 92563

**FRENCH VALLEY CHURCH**  
 38180 Sky Canyon Drive  
 Murreleta, CA 92563

DATE	DESCRIPTION

LANDSCAPE SHADING PLAN

LC-11



I AGREE TO OBTAIN A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF PERFORMANCE AND MAINTENANCE. I AGREE TO OBTAIN A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF PERFORMANCE AND MAINTENANCE. I AGREE TO OBTAIN A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF PERFORMANCE AND MAINTENANCE.

DATE: 12/25/2010

SCALE: 1" = 10'-0"

PROJECT CONTACT:  
 1. RIVERSIDE COUNTY ORDINANCE 609 LAFAYETTE WATER USE CALCULATIONS:  
 1. MAXIMUM ANNUAL WATER ALLOCATION (MAWA) 88,500 s.f.  
 2. HYDROZONE #1 TURF AREAS 108.8 CU FT/YR.  
 3. HYDROZONE #2 BWP-BASINS 108.8 CU FT/YR.  
 4. HYDROZONE #3 DRIP PLAY AREAS 232.8 CU FT/YR.  
 5. HYDROZONE #4 DRIP PLAY AREAS 232.8 CU FT/YR.  
 6. HYDROZONE #5 DRIP PLAY AREAS 232.8 CU FT/YR.  
 7. DECOMPOSED GRANITE PLAY SURFACE 8,773.0 S.F.

PROJECT CONTACT:  
 1. RIVERSIDE COUNTY ORDINANCE 609 LAFAYETTE WATER USE CALCULATIONS:  
 1. MAXIMUM ANNUAL WATER ALLOCATION (MAWA) 88,500 s.f.  
 2. HYDROZONE #1 TURF AREAS 108.8 CU FT/YR.  
 3. HYDROZONE #2 BWP-BASINS 108.8 CU FT/YR.  
 4. HYDROZONE #3 DRIP PLAY AREAS 232.8 CU FT/YR.  
 5. HYDROZONE #4 DRIP PLAY AREAS 232.8 CU FT/YR.  
 6. HYDROZONE #5 DRIP PLAY AREAS 232.8 CU FT/YR.  
 7. DECOMPOSED GRANITE PLAY SURFACE 8,773.0 S.F.

2. SUBSISTENCE DESIGN ASSOCIATES / LANDSCAPE ARCHITECT  
 5041 MOORE LANE, SUITE 100  
 COSTA MESA, CALIFORNIA 92626  
 CONTACT: ROBERT SWARTZ (949) 261-9418

RIVERSIDE COUNTY ORDINANCE 609 LAFAYETTE WATER USE CALCULATIONS:  
 1. MAXIMUM ANNUAL WATER ALLOCATION (MAWA) 88,500 s.f.  
 2. HYDROZONE #1 TURF AREAS 108.8 CU FT/YR.  
 3. HYDROZONE #2 BWP-BASINS 108.8 CU FT/YR.  
 4. HYDROZONE #3 DRIP PLAY AREAS 232.8 CU FT/YR.  
 5. HYDROZONE #4 DRIP PLAY AREAS 232.8 CU FT/YR.  
 6. HYDROZONE #5 DRIP PLAY AREAS 232.8 CU FT/YR.  
 7. DECOMPOSED GRANITE PLAY SURFACE 8,773.0 S.F.

ESTIMATED ANNUAL WATER USE (EAWU)  
 A) HYDROZONE #1 TURF AREAS 316.3 CU FT/YR.  
 B) HYDROZONE #2 BWP-BASINS 108.8 CU FT/YR.  
 C) HYDROZONE #3 DRIP PLAY AREAS 232.8 CU FT/YR.  
 D) HYDROZONE #4 DRIP PLAY AREAS 232.8 CU FT/YR.  
 E) HYDROZONE #5 DRIP PLAY AREAS 232.8 CU FT/YR.  
 F) DECOMPOSED GRANITE PLAY SURFACE 8,773.0 S.F.

SUBTOTAL EAWU = 884.0 CU FT/YR.  
 INPUT IRRIGATION SYSTEM OPERATION FACTOR 0.85  
 MAWA - EAWU = 2,492.5 - 1,081.7 = 1,446.8 CU FT/YR.

TREE SHADING PLAYING CALCULATIONS:  
 1. PARKING STALL AREA = 32,892 s.f.  
 2. REQUIRED AREA TO BE SHADED = 50% / 16,341 s.f.  
 3. TREES SHADING PROVIDED = 17,286 s.f. / 232,835  
 TREES SHADING ON DRIVEWAY AND 22% COMPENSATED.  
 SHOWN DOTTED.

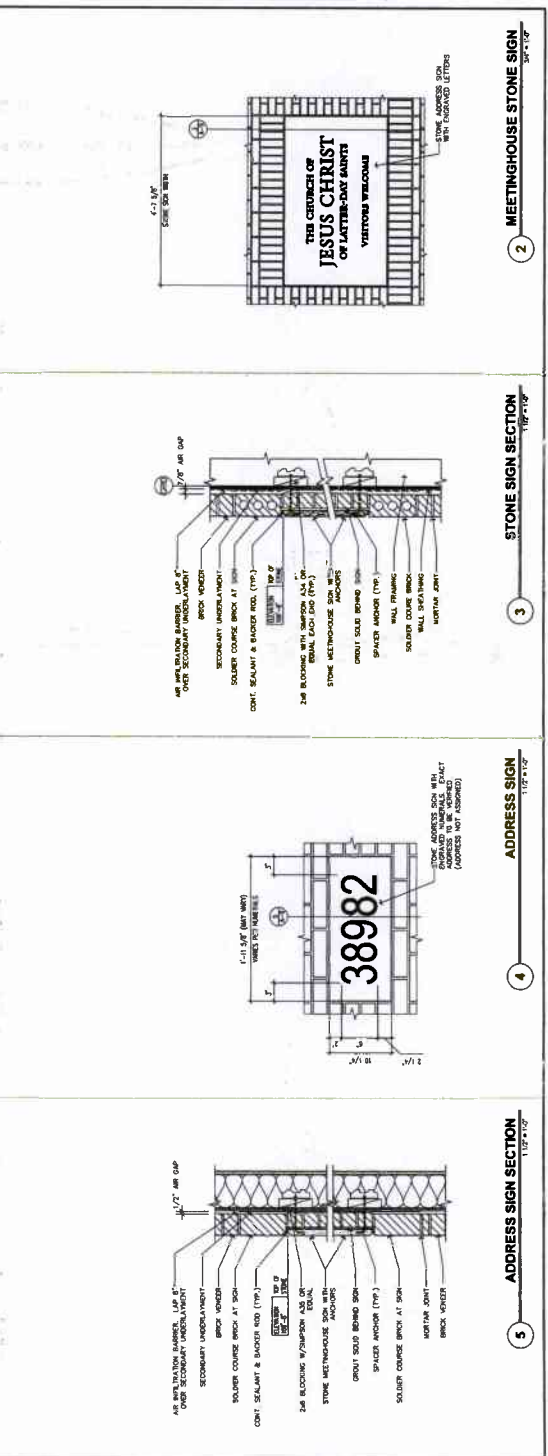
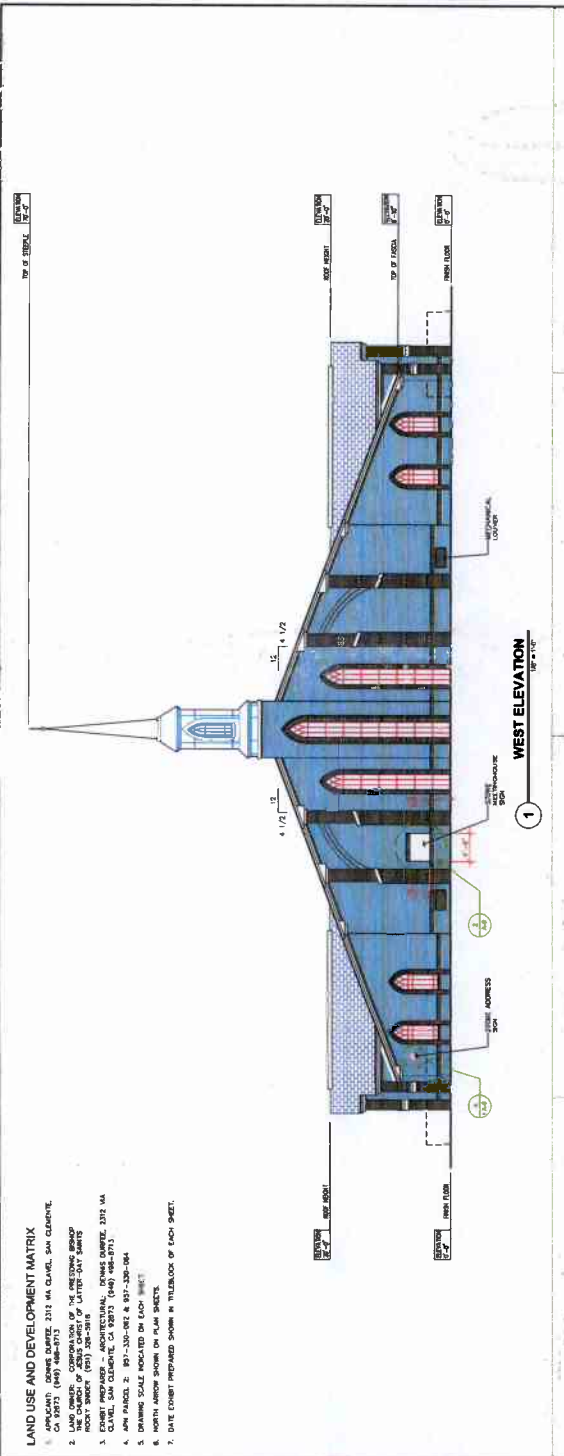
CASE: PP25309, AMD #1  
 EXHIBIT: S  
 DATE: 11/03/14  
 PLANNER: D. ABRAHAM

**Architect**  
**Habitat - Burris Architects**  
 2312 VA CLAY, SAN CLEMENTE,  
 CA 92673 (949) 488-9713  
 2312 VA CLAY, SAN CLEMENTE, CA 92673  
 (949) 488-9713

SHEET NO.:  
 PROJECT NO.:  
 DATE:

Project for:  
**THE CHURCH OF  
 JESUS CHRIST  
 OF LATTER-DAY SAINTS**  
 Project Name:  
**FRENCH VALLEY  
 CHURCH**  
 Sky Canyon Drive  
 Murfreesboro, CA 92563  
 Property No. 900-9001-12-01-01

PER SHEET:  
 Project No.: PP25309 DATE: Oct. 31, 2014  
 SHEET NO.: SIGNAGE PROGRAM  
 SHEET NO.: A-9



- LAND USE AND DEVELOPMENT MATRIX**
1. LAND OWNER - CORPORATION OF THE RESERVING GROUP, 2312 VA CLAY, SAN CLEMENTE, CA 92673 (949) 488-9713
  2. LAND OWNER - CORPORATION OF THE RESERVING GROUP, 2312 VA CLAY, SAN CLEMENTE, CA 92673 (949) 488-9713
  3. EXHIBIT PREPARED BY - ARCHITECTURAL, DENNIS SAWYER, 2312 VA CLAY, SAN CLEMENTE, CA 92673 (949) 488-9713
  4. LOCAL SIGN ORDINANCE, CA REG 9 (Only 1988-97)
  5. DRAWING SCALE, INDICATED ON EACH SHEET
  6. NORTH ARROW SHOWN ON PLAN SHEETS
  7. DATE, EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.

Architect

Ishii - Durfee Architects  
2312 Viaclave  
San Clemente, CA 92673

DESIGNED BY:  
CHECKED BY:

CONSULTANT:

NOTES

Project for  
**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS**  
Project Name:  
**FRENCH VALLEY  
CHURCH**  
Sky Canyon Drive  
Murrieta, CA 92563  
Property No. 600-6081-12-01-01-01

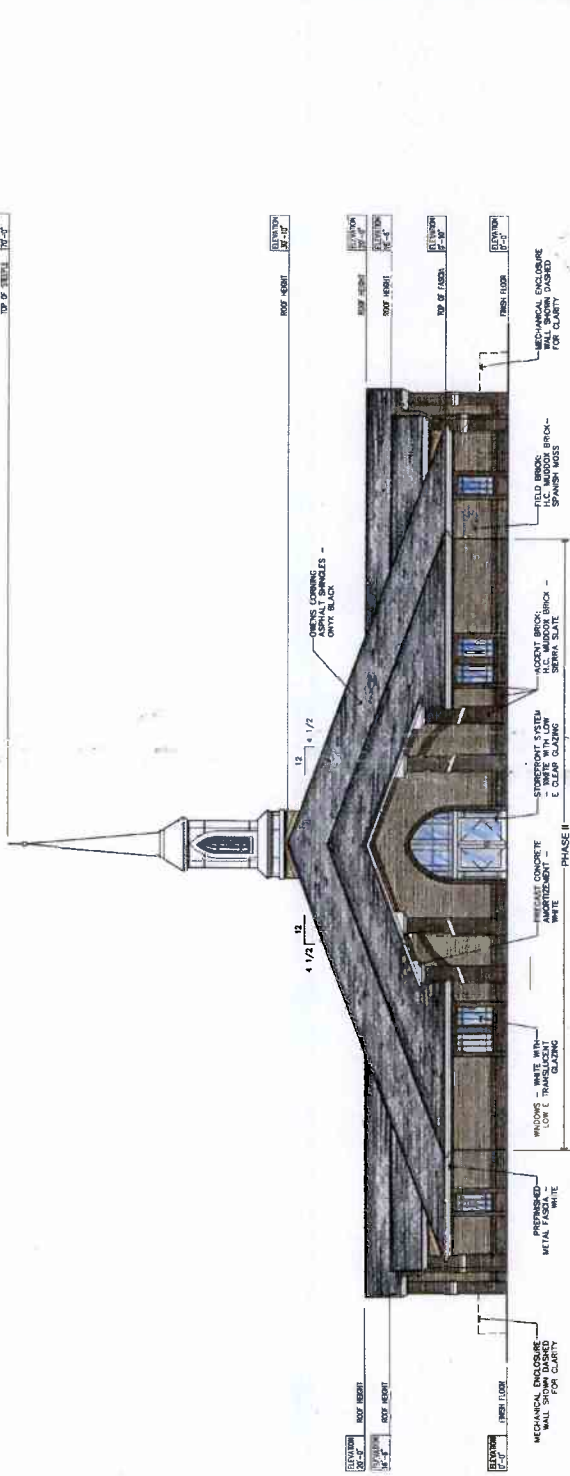
NO.	REVISION	DATE

Plan Status:  
Project No. DATE: Oct 30, 2014

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

SHEET NO.  
**2**

TOP OF FINISH  
12'-0"



**3 EAST ELEVATION (Phase II)**



**4 SOUTH ELEVATION (Phase II)**

**Architect**  
**Islitt - Durfee Architects**  
 2312 Via Chihul  
 San Clemente, CA 92673

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

CONSET ANT:

NOTES:

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

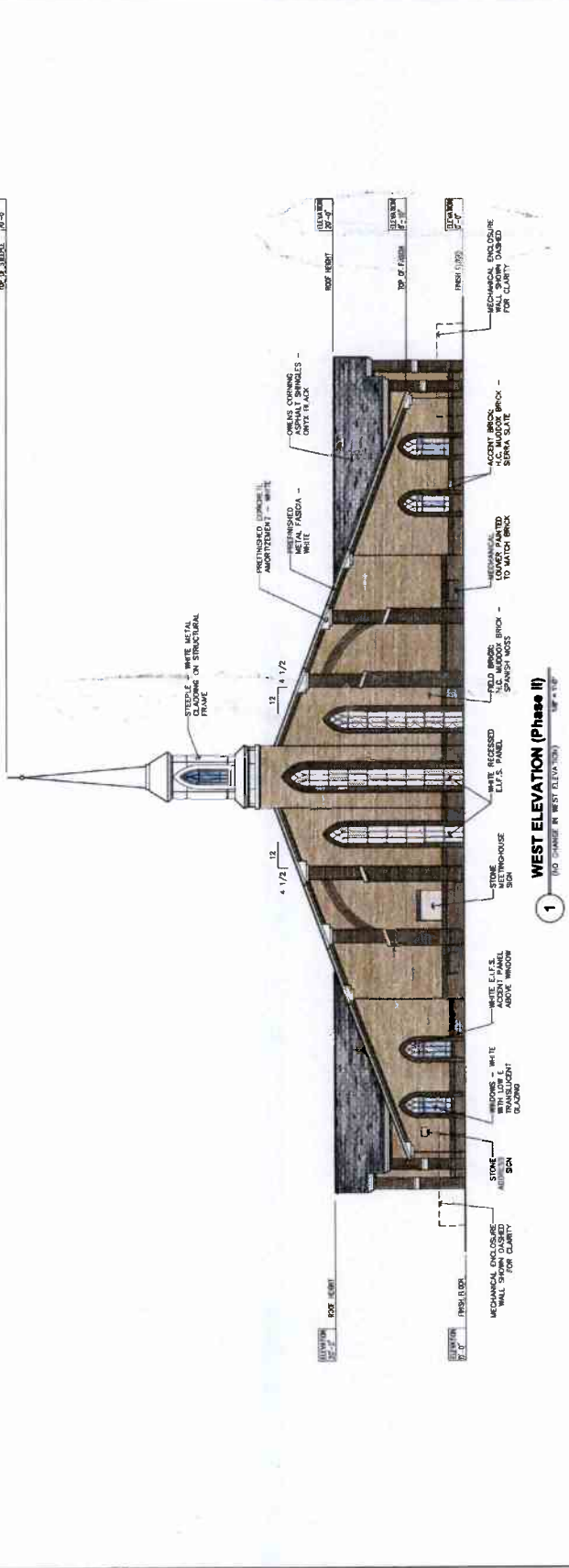
Project Name:  
**FRENCH VALLEY CHURCH**  
 Sky Canyon Drive  
 Murrieta, CA 92563  
 Property No. 500-8061-12-01-01-01

NO.	REVISION	DATE

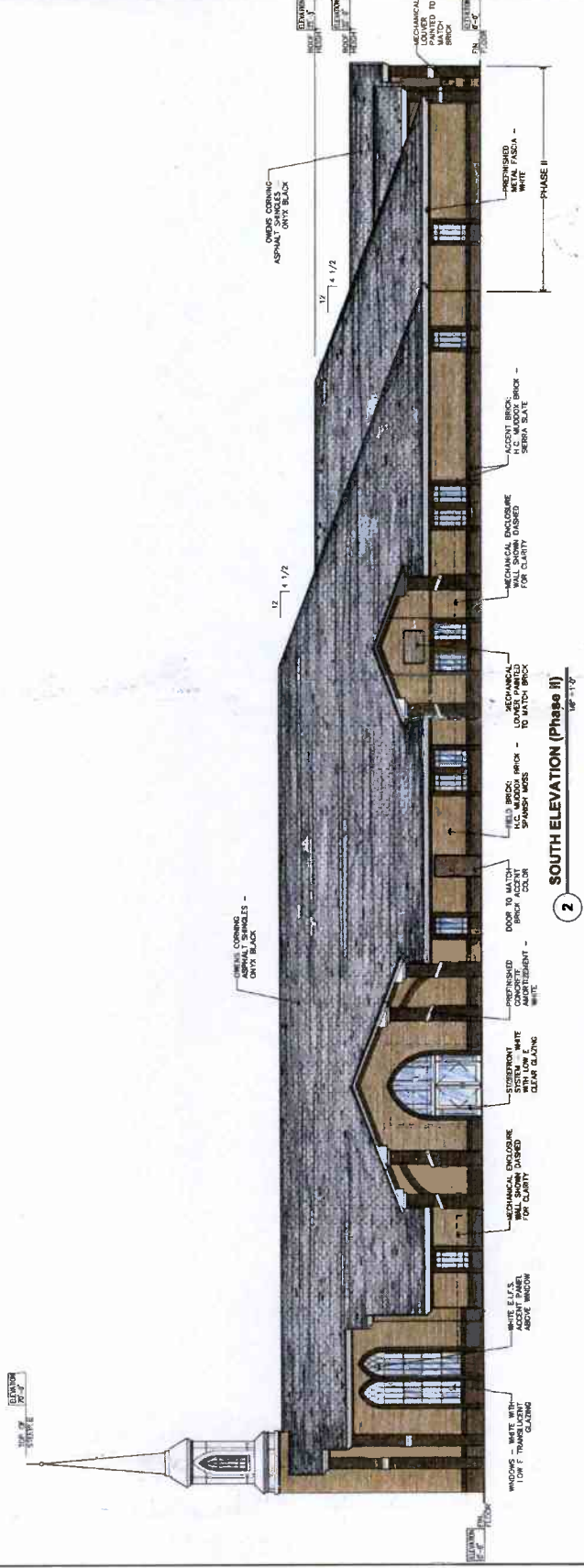
Plot Title:  
**EXTERIOR ELEVATIONS Phase I & Phase II**

Project No.: \_\_\_\_\_  
 Date: Oct 30, 2014

SHEET NO. **1**



**1 WEST ELEVATION (Phase II)**  
 1/2" = 1'-0" (SEE CHANGE IN WEST ELEVATION)



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

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42576  
**Project Case Type (s) and Number(s):** Plot Plan No. 25309  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Ronald S. Ishii  
**Applicant's Address:** 807 W. 11<sup>th</sup> Street, Upland, CA 91786  
**Engineer's Name:** Kevin Richer  
**Engineer's Address:** 2313 E. Philadelphia St., Unit F, Ontario, CA 91761

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed.

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

**C. Total Project Area:** 4.04 acre parcel

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> 0
<b>Commercial Acres:</b> 4 acres	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> 22,700	<b>Est. No. of Employees:</b> 0
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

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

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

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 2 West, Sections 19 and 24

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

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The



proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
  3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
  4. **Safety:** The proposed project is located within a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
  5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
  6. **Housing:** The proposed project meets with all applicable Housing element policies.
  7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
  8. **Healthy Communities:** The proposed project meets all applicable Healthy Communities Element policies.
- B. General Plan Area Plan(s):** Southwest
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, south, and west and Open Space: Conservation (OS:C) to the east.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Specific Plan No. 213 (Winchester Properties)
  2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 10

I. **Existing Zoning:** Specific Plan

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

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties that are designated Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial) to the north, south, and west and Specific Plan No. 213 (Winchester Properties), Planning Area 25 (Open Space) to the east.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

  
Signature

December 28, 2015  
Date

Damaris Abraham  
Printed Name

For Steve Weiss, AICP, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

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

a) According to GIS database, the project site is located 20.73 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.27) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

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

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

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

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD CEQA Air Quality Handbook

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is consistent with the existing Riverside County General Plan's land use designation(s) of Community Development – Commercial Retail (CD:CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations. The project is consistent with the General Plan and the Harvest Valley/Winchester Area Plan land use designations. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project proposal will not develop sensitive receptor land uses within one mile of an existing substantial point source emitter as none are proposed.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 4.04 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 4.04 acres for the construction of the church building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4891 (PDA04891) – “Phase I Archaeological Assessment for the Sky Canyon Project, City of Murrieta, Riverside County California,” dated October 28, 2014, prepared by Tracey A. Stropes, of Brian F. Smith and Associates.

Findings of Fact:

a-b) According to PDA04891, no cultural resources were discovered. Therefore, there will be no impacts to “historical resources” or “unique archaeological resources” as defined by CEQA. (COA 10.PLANNING.39) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.41) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4891 (PDA04891) – “Phase I Archaeological Assessment for the Sky Canyon Project, City of Murrieta, Riverside County California,” dated October 28, 2014, prepared by Tracey A. Stropes, of Brian F. Smith and Associates.

Findings of Fact:

a-b) According to PDA04818, no cultural resources were discovered. Therefore, there will be no impacts to “historical resources” or “unique archaeological resources” as defined by CEQA. (COA 10.PLANNING.39) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.41) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.40) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

e) AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on July 13, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. No response was received within the 30-day time frame. Therefore, The project will not cause a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.21) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

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

Findings of Fact:

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

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

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review, County Geologic Report (GEO) No. 2356 – "Soils Investigation, French Valley Church Building, 38980 Sky Canyon Drive, Murrieta Area of Riverside County, California, The Church of Christ of Latter-Day Saints", prepared by John R. Byerly, Inc., dated December 17, 2012 (GEO02356)

Findings of Fact:

a) According to GEO02356, the depth to groundwater and the presence of very dense granular soils leads the consultant to conclude that the potential for liquefaction at this site is low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review, County Geologic Report (GEO) No. 2356 – "Soils Investigation, French Valley Church Building, 38980 Sky Canyon Drive, Murrieta Area of Riverside County, California, The Church of Christ of Latter-Day Saints", prepared by John R. Byerly, Inc., dated December 17, 2012 (GEO02356)

Findings of Fact:

a) According GEO02356, the upper 1 foot of fill soil in all of the Byerly test borings consisted of loose silty sand with gravel. All other previously filled soils encountered consisted of dense silty sands, with gravel and traces of clay, silty sand with gravel and traces of cobbles, and silty sands with traces of clay. GEO02356 recommended that in addition to the site being prepared in accordance with the California Building Code or the current County of Riverside Grading Ordinance, all areas of to be graded should be stripped of organic matter, man-made obstructions, and other deleterious materials. The existing ground surface within the proposed building area, including roof overhand and/or canopy footings, should be over excavated to a depth of at least 12 inches. The over excavation should extend beyond the building area a horizontal distance of at least 5 feet. (COA 10.PLANNING.38) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review, County Geologic Report (GEO) No. 2356 – "Soils Investigation, French Valley Church Building, 38980 Sky Canyon Drive, Murrieta Area of Riverside County, California, The Church of Christ of Latter-Day Saints", prepared by John R. Byerly, Inc., dated December 17, 2012 (GEO02356)

Findings of Fact:

a) According GEO02356, the upper 1 foot of fill soil in all of the Byerly test borings consisted of loose silty sand with gravel. All other previously filled soils encountered consisted of dense silty sands, with gravel and traces of clay, silty sand with gravel and traces of cobbles, and silty sands with traces of clay. GEO02356 recommended that in addition to the site being prepared in accordance with the California Building Code or the current County of Riverside Grading Ordinance, all areas of to be

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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graded should be stripped of organic matter, man-made obstructions, and other deleterious materials. The existing ground surface within the proposed building area, including roof overhand and/or canopy footings, should be over excavated to a depth of at least 12 inches. The over excavation should extend beyond the building area a horizontal distance of at least 5 feet. (COA 10.PLANNING.38) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

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

Findings of Fact:

a) Based on the Air Quality and Greenhouse Gas Emissions Assessment dated January 9, 2014, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve heavy duty equipment and labor. Emissions generated during construction of the proposed project would not exceed the SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thresholds for VOC, NOx, CO, SOx, PM10, or PM2.5. Estimated total GHG emissions generated during Phase 1 construction would be 54 MT CO2E. Construction-generated emissions would be temporary and would not represent a long term source of criteria air pollutant or GHG emissions. Operation of the proposed project would also not result in criteria air pollutant emissions that would exceed SCAQMD thresholds. Estimated project-generated operational GHG emissions from energy usage, motor vehicles, water consumption, wastewater treatment, and solid waste generation, would be approximately 405 MT CO2E per year after implementation of Phase 1 (2016) and would increase to 435 MT CO2E per year after build out of Phase 2 (2019). Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the church will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Riverside County Airport Land Use Compatibility Plan Policy Document, Airport Land Use Commission (ALUC) staff report dated June 13, 2013

a-b) The project site is located in the Compatibility Zone B1 and Compatibility Zone C of the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011. On June 13, 2013, the Riverside County Airport Land Use Commission (ALUC) determined that this project, which proposes the construction of a 22,700 square foot church building on a 4.04 acre site, is inconsistent with Zone C because it exceeded the average intensity criteria of 80 people per acre and up to 160 people to occupy any single-acre of a site. However, Section 21676.5 of the California Public Utilities Code states that the County may overrule the ALUC's inconsistency determination if, after a public hearing, the County makes findings that the project is consistent with the purposes set forth in Public Utilities Code Section 21670. Public Utilities Code Section 21670(a)(2) provides that the purpose of the State Aeronautics Act is to protect public health, safety and welfare by ensuring the orderly expansion of airports and the adopting of land use measures that minimize the public's exposure to excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses. The project is consistent with the purposes set forth in Public Utilities Code Section 21670 because the project is consistent with Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan Policy Document which provides that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location or other extraordinary factors or circumstances related to the site. Specifically, the project site is surrounded by existing mixed industrial/office/showroom uses to the north, commercial retail uses to the west, a 16,558 square foot church to the south, the site is located near permanent open-space land and the proposed high intensity use is intermittent in nature. In addition, according to ALUC's June 13, 2013 staff report, the national average for vehicle occupancy is 1.67. With 196 parking spaces for the Project, the total occupancy for the Project is 327 with an average intensity of 74 persons per acre. This would be consistent with the average 80 persons per acre for Zone C. Furthermore, the gross area of the Project's site totals 4.41 acres which includes the adjacent 50-foot street half-width of Sky Canyon Drive and the 320.55 feet of frontage along Sky Canyon Drive. Therefore, based on the seating capacity of 286 fixed seats for the chapel, the average intensity of the site would be 65 persons per acre which is consistent with the 80 persons per acre for Zone C. Therefore, the project will have a less than significant impact.

c-d) In accordance with Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan Policy Document, the location and circumstances of the Project's site also support that the use is compatible with Zone C. The project site is located near open-space land. The area immediately to the east of the Project is free of structures and includes a 225-foot wide strip of land designated Open Space-Conservation. Additionally, this strip of land includes an open storm water runoff channel that collects water runoff from the hills to the north and is a permanent flood control feature. The runoff channel is approximately 1,400 feet long and 85 feet wide at the bottom of the concrete sloped sides. Also, Sky Canyon Drive is located west of the project and is 76 feet wide curb to curb, is free of overhead wires and there is only one street light the entire length of the west property line along Sky Canyon Drive. Therefore, a light aircraft could utilize the land features described above in a controlled emergency landing. In addition, according to ALUC's June 13, 2013, staff report, at approximately 4,560 feet from the runway to the property line, Federal Aviation Administration ("FAA") review would be required for structures with roof tops exceeding 1375.6 feet above mean sea level ("AMSL"). The project's pad elevation is 1138 feet AMSL. The project's church structure has a 70 feet maximum height, including the spire. At this height at site elevation, the Project will be at an elevation of approximately 1208 feet AMSL. Therefore, FAA review would not be required. Furthermore, the project's building will have a full brick exterior, limited windows, no skylights and will have one occupied floor above ground. Additionally, the project is also subject to the adopted Building and Safety Codes which include installing double-pane windows and R-30 value insulation to mitigate noise. These building design elements will minimize the public's exposure to excessive noise. The project is proposing a detention basin. In order to avoid bird strikes and to minimize the potential for the basin to become wildlife attractants, it must be designed to provide maximum detention period not exceeding 48 hours after the conclusion of the design storm and remain totally dry between rainfalls. (COA 10.PLANNING.42) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environ-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a) The adjacent lots are developed and this is an infill project. The surrounding developments and other street, structural and drainage improvements provide the site significant protection from storm runoff. As such, the proposed project site receives minimal offsite runoff and except for nuisance nature local runoff that may traverse portions of the site, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.FLOOR RI.3) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project will receive potable water service from the Eastern Municipal Water District. At this time, the district has not indicated that the addition of this project within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 13) Therefore, the impact is considered less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.FLOODRI.01 through 60.FLOODRI.03, 80.FLOODRI.02 through 80.FLOODRI.03, and 90.FLOODRI.01 through 90.FLOODRI.04).

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

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

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

**Findings of Fact:**

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE/PLANNING** Would the project

**27. Land Use**

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

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 Floor Area Ratio) in the Southwest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is located within the City of Temecula sphere of influence. The project has been transmitted to the City of Temecula. No information provided suggested that the proposed project would affect land uses within Temecula or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

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

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Planning Area No. 10 of Specific Plan No. 213 (Winchester Properties). Change of Zone No. 6580 (adopted by Ordinance No. 348.4096) established the General Commercial (C-1/C-P) zoning classification as the "base zone" for Planning Area No. 10 of Specific Plan No. 213 (Winchester Properties). Churches, temples and other



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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places of religious worship are permitted uses, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.b. (16) of Ordinance No. 348.

b) The surrounding zoning is Specific Plan No. 213 (Winchester Properties), Planning Area 10 (Commercial) to the north, south, and west and Specific Plan No. 213 (Winchester Properties), Planning Area 25 (Open Space) to the east. The project will be compatible with the surrounding zoning classifications.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) The project site is located in the Compatibility Zone B1 and Compatibility Zone C of the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011. The project's building will have a full brick exterior, limited windows, no skylights and will have one occupied floor above ground. Additionally, the project is also subject to the adopted Building and Safety Codes which include installing double-pane windows and R-30 value insulation to mitigate noise. These building design elements will minimize the public's exposure to excessive noise. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**31. Railroad Noise**

NA     A     B     C     D                

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials

The project site is located adjacent to Sky Canyon Drive. However, the project is for a church that does not create a noise sensitive use. The existing highway noise will have no significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

**Findings of Fact:**

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

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project is a request to construct a community church. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Temecula Valley Unified School District, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures are required.

**40. Health Services**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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

c) The project is located within County Service Area No. 126. However, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**42. Recreational Trails**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. This project will generate traffic on the weekends for church services during the mid-morning time which will not conflict with normal peak hour trips during normal Monday through Friday trips in the area. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by the Eastern Municipal Water District with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**46. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) Eastern Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

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

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

Source: Riverside County General Plan, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

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

## VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

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

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

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

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

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

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 Plot Plan No. 25309 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25309, Exhibit A (Sheets 1-5), Amended No. 1, dated August 20, 2015.

APPROVED EXHIBIT B = Plot Plan No. 25309, Exhibit B (Sheets 1-5), Amended No. 1, dated November 3, 2014.

APPROVED EXHIBIT C = Plot Plan No. 25309, Exhibit C, Amended No. 1, dated November 3, 2014.

APPROVED EXHIBIT L = Plot Plan No. 25309, Exhibit L (Sheets 1-2), Amended No. 1, dated August 20, 2015.

APPROVED EXHIBIT S = Plot Plan No. 25309, Exhibit S, Amended No. 1, dated November 3, 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

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10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS (cont.)                   RECOMMND

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.



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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

10.BS GRADE. 9                   USE - 2:1 MAX SLOPE RATIO                   RECOMMND

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

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                  RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 12                   USE - DRAINAGE & TERRACING                   RECOMMND

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

10.BS GRADE. 13                   USE - SLOPE SETBACKS                   RECOMMND

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

10.BS GRADE. 18                   USE - OFFST. PAVED PKG                   RECOMMND

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

10.BS GRADE. 20                   USE - RETAINING WALLS                   RECOMMND

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

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

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

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

PERMIT ISSUANCE:  
The applicant shall obtain the required building permit(s)

PLOT PLAN:TRANSMITTED Case #: PP25309

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, bloc walls, fencing etc...

CODE/ORDINANCE REQUIREMENTS:

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

ACCESSIBLE PATH OF TRAVEL:

At the time of the building plan submittal to the building department, please provide a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan 25309 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 ENV CLEANUP PROGRAMS-COMMENT RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 4 USE - NO NOISE REPORTS RECOMMND

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - NO NOISE REPORTS (cont.) RECOMMND

7:00 a.m. and 10:00 p.m. (daytime standard).

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

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25309 is a proposal to construct a church with a parking area on an approximately 4.0-acre site. The site is located in the Murrieta area on the east side of Sky

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Canyon Drive north of Murrieta Hot Springs Road. Additional ingress/egress access from an existing parking lot located south of this site is proposed with Plot Plan 18149, Substantial Conformance No. 2, which is being processed concurrently with PP 25309.

Assessment District (AD) 161 constructed Santa Gertrudis Valley - Murrieta Hot Springs Road Line 200 (District Project No. 7-0-00031); an underground storm drain system in Murrieta Hot Springs Road and Sky Canyon Drive as part of the improvements for Parcel Map 23248-1. Flows collected in this system are conveyed and discharged into Tualota Creek. Tualota Creek is located on the east side of this site.

The adjacent lots are developed and this is an infill project. The surrounding developments and other street, structural and drainage improvements provide the site significant protection from storm runoff. As such, the proposed project site receives minimal offsite runoff and except for nuisance nature local runoff that may traverse portions of the site, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The site has been graded so storm runoff from this site currently flows southerly toward a storm drain inlet constructed by PP 18149. This inlet collects the flows which provide protection for PP 18149 from this site's runoff. These flows are then conveyed in an existing storm drain system which runs through the PP 18149 site and discharges the collected flows into the back of the catch basin located at the northeast corner of Murrieta Hot Springs Road and Sky Canyon Drive. No mitigation for increased runoff will be required by this project because it connects to an existing drainage system.

A preliminary Water Quality Management Plan (WQMP) was submitted for this project. For water quality mitigation, the project proposes three (3) bioretention basins and one (1) sand filter basin. The church building and surrounding footprint will direct runoff to one of the three basins placed near the building. Outlet pipes from each of the basins are connected to a storm drain where flows are conveyed to the sand filter basin located in the southeast corner of the site. During periods of heavy runoff, if the

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10. GENERAL CONDITIONS

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

basins are full, excess flows will spill over into the parking lot area. The parking lot surrounding the church building is designed to convey storm runoff from the parking lot to the sand filter basin. The outlet pipe from the sand filter basin conveys flows to the existing storm drain for PP 18149. While the concepts proposed for water quality mitigation are acceptable and are supported by the accompanying calculations submitted with the preliminary WQMP, there are certain items, as outlined in 10.FLOOD RI. 2 (FINAL WQMP ITEMS), that will need to be addressed in the final WQMP. This project does not involve any existing or proposed District maintained facilities. The review and approval of the final WQMP, plus any associated drainage and grading plans, will be processed by the Transportation Department. This includes any of the WQMP related Conditions specified below.

The project is located in within the boundaries of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. However, fees for this site were previously paid under PP 18149 and no additional fee shall be imposed for this proposal.

10.FLOOD RI. 2 USE FINAL WQMP ITEMS RECOMMND

The submitted preliminary project specific Water Quality Management Plan (WQMP) meets the necessary criteria required to address the mitigation measures for this project. There are several items which should be addressed in the final project specific WQMP document:

The final WQMP document shall be for PP 25309, not 18149.

The steep drop off (4.5-feet) into the sand filter basin is a safety hazard and should be avoided. There is sufficient room in the landscape area to extend the basin northerly.

Flows collected from the 3 basins should discharge into the existing storm drain system constructed by PP 18149 and should not be conveyed to the sand filter basin.

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org).

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 8

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of



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10. GENERAL CONDITIONS

10.FLOOD RI. 8 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Sunday congregational use of the building typically occurs during the hours of 9 a.m. to 4 p.m. Individualized clergy counseling and leadership councils may take place outside of those hours, as needed. The building occasionally may be used for a Sunday evening activity such as a "fireside"-a faith-promoting lecture delivered to a subset of the congregation, typically the youth. Weekday use will typically include 2-3 weekly youth and women's group activities, which will typically begin between 6:00 p.m. and 7:00 p.m. and conclude by 10:00 p.m. The building will be used intermittently on Fridays and Saturdays for

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION (cont.) RECOMMND

youth, family and/or congregational activities.  
Janitorial services and building/grounds maintenance will be regularly scheduled under the direction of local leaders consistent with Church policy.

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), churches, chapels and other places of worship: 1 space/35 sq. ft. of net assembly area used simultaneoulsy for assembly purposes and auditoriums with fixed seats: 1 space/3 seats.

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. 14 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - NO SECOND FLOOR (cont.) RECOMMND

No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

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. 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. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 30 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the one (1) sign shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.43. B and D (Substantial Conformance-Uncirculated) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 USE - GEO02356 RECOMMND

County Geologic Report (GEO) No. 2356, submitted for this project (PP25309) was prepared by John R. Byerly, Inc. and is entitled: "Soils Investigation, French Valley Church Building, 38980 Sky Canyon Drive, Murrieta Area of Riverside County, California, The Church of Christ of Latter-Day Saints", dated December 17, 2012.

GEO02356 concluded:

- 1.This site was previously graded and the grading was geotechnically monitored by Leighton and Associates.
- 2.The upper 1 foot of fill soil encountered in all of the Byerly test borings consisted of loose silty sand with gravel. All other previously placed fill soils encountered consisted of dense to very dense silty sands (90-98 percent relative compaction) with gravel, silty sand with gravel and traces of clay, silty sand with gravel and traces of

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10. GENERAL CONDITIONS

10. PLANNING. 38

USE - GEO02356 (cont.)

RECOMMND

cobbles, and silty sands with traces of clay.

3. The depth to groundwater is about 53.5 feet below the church building pad.

4. The depth to groundwater and the presence of very dense granular soils leads the consultant to conclude that the potential for liquefaction at this site is low.

5. The new church building may be safely founded on conventional continuous and isolated footings.

GEO02356 recommended:

1. In addition to the site being prepared in accordance with the California Building Code or the current County of Riverside Grading Ordinance, all areas to be graded should be stripped of organic matter, man-made obstructions, and other deleterious materials.

2. The existing ground surface within the proposed building area, including roof overhand and/or canopy footings, should be overexcavated to a depth of at least 12 inches. The overexcavation should extend beyond the building area a horizontal distance of at least 5 feet.

3. Cut and fill slopes should be constructed no steeper than 2H:1V.

GEO No. 2356 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes for this project. GEO No. 2356 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10. PLANNING. 39

USE - PDA04891

RECOMMND

County Archaeological Report (PDA) No 4891, submitted for this project (PP25309) was prepared by Tracey A. Stropes, of Brian F. Smith and Associates and is entitled: "Phase I Archaeological Assessment for the Sky Canyon Project,

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - PDA04891 (cont.)

RECOMMND

City of Murrieta, Riverside County California," dated October 28, 2014.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 40 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

a location not subject to further disturbance:

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

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

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

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

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

10.PLANNING. 42 USE - ALUC CONDITIONS RECOMMND

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens

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10. GENERAL CONDITIONS

10. PLANNING. 42 USE - ALUC CONDITIONS (cont.)

RECOMMND

or reflection into the sky.

2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) In Zone B1: Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than 2 aboveground habitable floors, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical infrastructure facilities, or hazards to flight.

(f) In Zone C: Children's schools, day care centers\*, libraries\*, hospitals, nursing homes, buildings with more than 3 aboveground habitable floors, highly noise sensitive outdoor non-residential uses, or hazards to flight

3. The "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.



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10.PLANNING. 42 USE - ALUC CONDITIONS (cont.) (cont.) RECOMMND

4. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin( s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45 CNEL.

\* The prohibition of day care centers and libraries relates to use of the property for these activities as primary uses and is not intended to prohibit child care and/or library/bookstore usage within the church structure in association with church services or events, not extending more than one hour prior to and one hour following the church service or event.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

<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 ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Sky Canyon Drive since adequate right-of-way exists, per PM 231/32.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance

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10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

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

60.BS GRADE. 9                   USE - RECORDED ESMT REQ'D                   RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.04 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - SKR FEE CONDITION (cont.) RECOMMND

shall be required.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25309, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.4, obtain the existing street improvement plan and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html)

If you have any questions, please call the Plan Check Section at (951) 955-6527.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

FIRE DEPARTMENT

80.FIRE. 1                   USE-#17A-BLDG PLAN CHECK \$                   RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2                   USE-#4-WATER PLANS                   RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16

USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 4, 2013, summarized as follows:

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

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

80.PLANNING. 17

USE - SCHOOL MITIGATION

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25309, 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. 2 USE - LANDSCAPING RECOMMND

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

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

80.TRANS. 6 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Project MAWA shall use .70 not .80 per concept plan
- b. Remove Trees within/near driveways that will impact line of sight

80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form (IP Agreement) with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings prepared and "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

The Transportation Department shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL (cont.) (cont.RECOMMND

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - WQMP ANNUAL INSP FEE                   RECOMMND

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

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

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

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

90.BS GRADE. 7                   USE - PRECISE GRDG APPROVAL                   RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3                      USE-#35-VOICE FIRE ALARM                      RECOMMND

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

90.FIRE. 4                      USE-#27-EXTINGUISHERS                      RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                      USE AS-BUILT BMP                      RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

90.FLOOD RI. 2                      USE BMP - EDUCATION                      RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                   USE BMP - EDUCATION (cont.)                   RECOMMND

notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3                   USE IMPLEMENT WQMP                   RECOMMND

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

90.FLOOD RI. 4                   USE BMP MAINTENANCE & INSPECT                   RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3                   USE - PARKING PAVING MATERIAL                   RECOMMND

A minimum of 196 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4                   USE - ACCESSIBLE PARKING                   RECOMMND

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) 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.

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

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

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. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 4, 2013, summarized as follows:

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.04 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 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. 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 RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first,

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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 Plot Plan No. 25309 is calculated to be 4.04 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 shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25309 has been calculated to be 4.04 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.



PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 4 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Sky Canyon Drive shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html). If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 5 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Sky Canyon Drive.

Assurance of continuous maintenance is required by

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - LANDSCAPING (cont.) RECOMMND

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 6 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Sky Canyon Drive.

90.TRANS. 7 USE - LC LNDSKP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 USE - LNDSKPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - LNDSCEP INSPECTN RQRMENTS (cont.) RECOMMND

"USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 9 USE - LC COMPLY W/ LNDSCEP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE  
3<sup>RD</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: February 20, 2015

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept.-Landscaping Section  
Riv. Co. Building & Safety - Grading

**PLOT PLAN NO. 25309, AMENDED NO. 1** – EA42576 – Applicant: Dennis Durfee – Eng/Rep: Kevin Richer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Murrieta Hot Springs and easterly of Sky Canyon Drive – 4.04 Acres – Zoning: Specific Plan (SP No. 213 (Winchester Properties) - Planning Area No. 10) - **REQUEST:** The plot plan proposes an approximately 20,000 square foot, single story church building to be constructed in two phases with 209 parking spaces. – APNs: 957-330-062 and 957-330-064 – Related Cases: PP18149 and PP18149S1

**PLEASE NOTE:** The plot plan has been revised to change the location and size of the detention basins. Please review and provide comments and/or update conditions accordingly.

Please review the attached exhibits for the above-described project by March 12, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: November 3, 2014

TO:

Riv. Co. Trans. Dept.–Landscaping Section

**PLOT PLAN NO. 25309, AMENDED NO. 1** – EA42576 – Applicant: Dennis Durfee – Eng/Rep: Kevin Richer – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Murrieta Hot Springs and easterly of Sky Canyon Drive – 4.04 Acres – Zoning: Specific Plan (SP No. 213 (Winchester Properties) - Planning Area No. 10) - **REQUEST:** The plot plan proposes an approximately 20,000 square foot, single story church building to be constructed in two phases with 209 parking spaces. – APNs: 957-330-062 and 957-330-064 – Related Cases: PP18149 and PP18149S1

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 24, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@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/  
DEVELOPMENT REVIEW TEAM  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: March 6, 2013

TO:

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

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

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

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

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

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

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

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

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

April 4, 2013



H.P. Kang, Project Planner  
Riverside County Planning Department  
P.O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) 25309 – Construct a New Church Building  
Plot Plan 18149, Substantial Conformance No 2 – Construct a Reciprocal  
Access and Parking Easement for an Existing and Proposed Church  
Parking Lots  
(APN: 957-330-061)**

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located easterly of Sky Canyon Drive and northerly of Murrieta Hot Springs in the Southwest Area Plan. **The RCWMD has no comments on PP 18149S2.** In order to mitigate the potential solid waste impacts of PP 25309 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any **Conditions of Approval for PP 25309:**

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

and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. **A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:**
  - **Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.**
  - **Subscribe to a recycling service with their waste hauler.**
  - **Provide recycling service to their tenants (if commercial or multi-family complex).**
  - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

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

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.



**H.P. Kang, Project Planner**  
**PP 25309**  
**April 4, 2013**  
**Page 3**

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma  
Urban/Regional Planner IV

**PD #135309**

## **INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, registered in the State of California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### **WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 957-330-062 and 957-330-064 (“PROPERTY”); and,

**WHEREAS**, on February 21, 2013, PROPERTY OWNER filed an application for Plot Plan No. 25309 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Corporation of the Presiding Bishop of  
The Church of Jesus Christ of Latter-day  
Saints, a Utah Corporation Sole,  
registered in the State of California  
Attn: Ross Ranzenberger  
COB 4WW  
50 East North Temple Street  
Salt Lake City, UT 84150

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Steven Weiss  
Steven Weiss  
Planning Director

Dated: 11/17/15

**PROPERTY OWNER:**  
Corporation of the Presiding Bishop of The Church of Latter-day Saints,  
a Utah Corporation Sole, registered in the State of California

By: Ross Ranzemberger  
Ross Ranzemberger, Agent

Dated: 10/16/15

FORM APPROVED COUNTY COUNSEL

By: Michelle Clagk  
MICHELLE CLAGK  
DATE 11/13/15

OWNER ACKNOWLEDGEMENT

STATE OF UTAH            )  
                                      :SS  
COUNTY OF SALT LAKE )

On the 15<sup>th</sup> day of October, 2015, personally appeared before me Ross Rannenberg who being by me duly sworn did say that (s)he is the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole, and that the within and foregoing instrument was duly authorized by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole; and duly acknowledged to me that said Corporation executed the same.

*Victoria Lynn Bliss*  
Notary Public

My Commission Expires: 07/30/2017  
Residing in: Salt Lake County



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Steve Welles, AICP - Planning Director*

**Standard Letter of Change of Applicant**

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

*(To be completed by Case Planner)*

CASE NUMBER(S): PP 25309 Set I.D. No. \_\_\_\_\_

Check box if all concurrent cases are to be withdrawn.

**APPLICATION INFORMATION**

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

Applicant's Contact Person: \_\_\_\_\_  
*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 2312 Via Clovel, \_\_\_\_\_  
San Clemente CA 92673  
City State ZIP

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

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: \_\_\_\_\_

(CHECK THE APPROPRIATE BOX)

I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

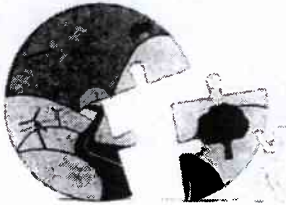
I Dennis Durfee verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Ronald S. Ishii.

I Ronald S. Ishii verify that I am the new applicant and acknowledge the receipt thereof. My new address is 807 W. 11th St., phone number is 909 559-1886, and can be e-mailed at rsishii@gmail.com Upland, CA 91786

Dennis Durfee  
Signature of Existing Applicant

(name of new applicant)  
Ronald S. Ishii  
Signature of New Applicant





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CR Commercial Retail

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

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

CASE NUMBER: PP25309                      DATE SUBMITTED: 2/21/2013

**APPLICATION INFORMATION**

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

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

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

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

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

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

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Dennis Durfee Dennis Durfee  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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

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

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

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

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

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

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

**PROPERTY INFORMATION:**

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

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: Parcel 2: 4.04 gross acres

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

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

Project Description: (describe the proposed project in detail)

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

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

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

**APPLICATION FOR LAND USE PROJECT**

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

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither 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) 139,543 sq. ft.

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

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

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

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

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

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

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Dennis D. Dunfee

Date

Feb 21, 2013

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

**APPLICATION FOR LAND USE PROJECT**

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

Yes  No

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

Owner/Authorized Agent (1)  Date Feb. 21, 2013  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

Project File No.	
Project Name:	French Valley Church
Project Location:	Sky Canyon Drive, Murrieta, CA
Project Description:	New church building on Parcel 2
Project Applicant Information:	Dennis Durfee, Ishii-Durfee Architects, Inc. 2312 Via Clavel, San Clemente, CA 92673 (949) 498-8713

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml). The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/rwqcb9/water\\_issues/programs/303d\\_list/index.shtml](http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml).

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE PROJECT**

N.A.

<b>Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup></b>					
<b>Project File No.:</b>					
<b>Project Name:</b>					
<b>Project Location:</b>					
<b>Project Description:</b>					
<b>Project Applicant Information:</b>					
<b>Proposed Project Consists of, or includes:</b>					
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input type="checkbox"/>	<input type="checkbox"/>				
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>				
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
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<input type="checkbox"/>	<input type="checkbox"/>				
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>				
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>				
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>				
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>				
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml</a> .					
<b>DETERMINATION: Circle appropriate determination.</b>					
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.				
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.				



# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/21/2016.

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

APN (s) or case numbers PP 25309 For

Company or Individual's Name Planning Department.

Distance buffered 800'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

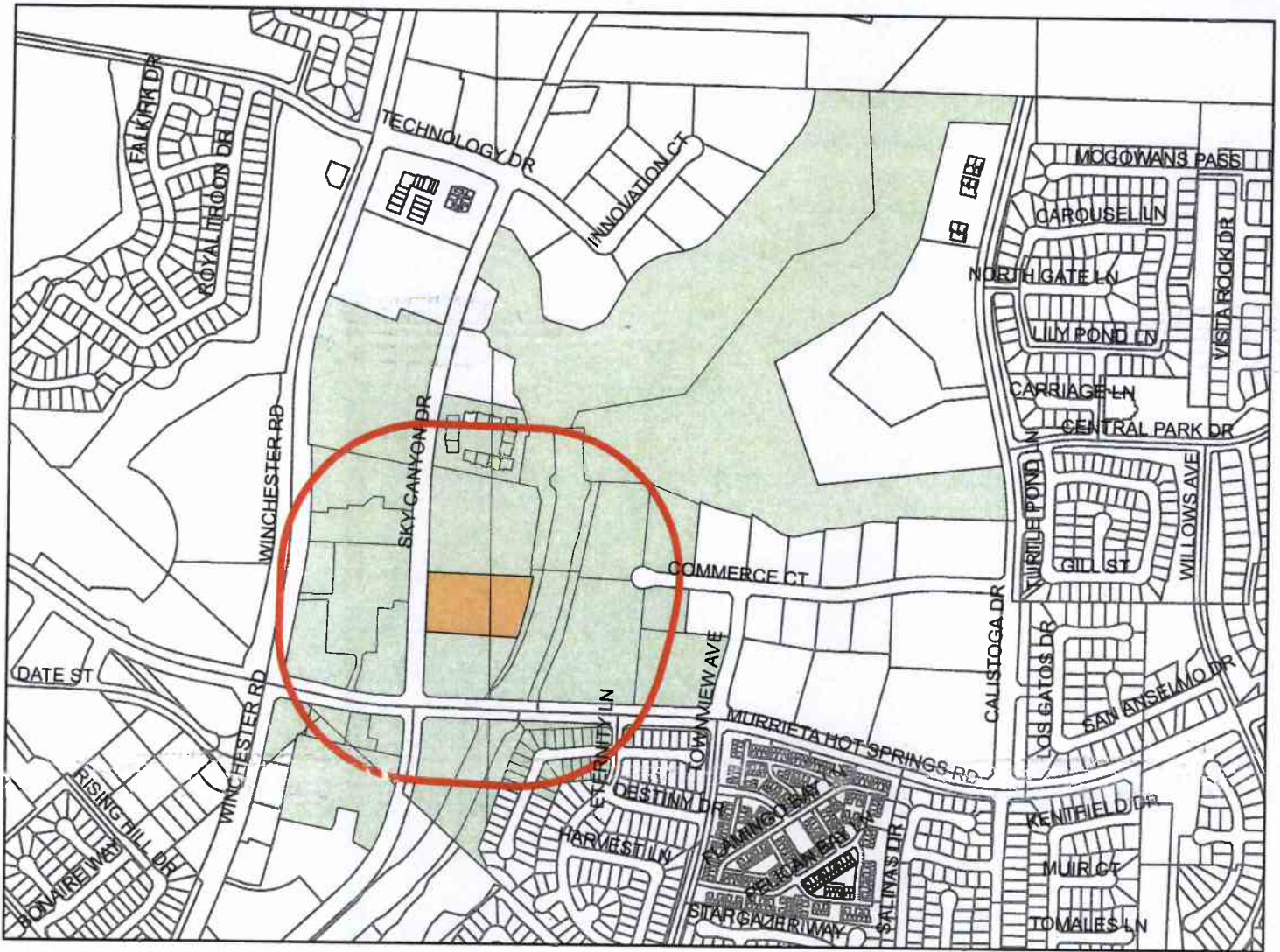
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*DA*  
*7/21/2016*  
*exposed*

# PP25309 (800-foot buffer)



## Selected Parcels

957-330-009	957-330-028	920-120-039	920-120-057	957-430-039	957-430-036	957-430-003	957-430-010	957-430-008	957-411-028
957-430-040	957-430-041	957-430-031	957-430-006	957-330-061	957-330-062	957-330-063	957-330-064	957-430-001	957-430-004
957-400-015	957-400-005	957-400-006	957-400-007	920-120-070	920-120-083	920-120-084	957-430-013	957-371-005	957-371-006
957-040-002	957-400-014	957-430-011	957-330-054	957-430-005	957-430-002	957-430-012	957-430-033	957-430-007	957-400-010
957-400-012	957-400-013	957-430-034	957-430-014	957-330-046	957-330-048	957-330-049	920-120-042	920-120-050	920-120-071
957-411-001	957-400-002	957-430-038	957-330-025	957-330-030	957-330-033	957-330-034	957-430-042	957-400-011	957-350-016
957-400-009	957-040-003	957-040-005	957-330-029	957-330-031	957-400-003	957-430-032	957-430-037	920-120-040	920-120-054
957-330-057	957-330-058	957-400-016	957-400-017	957-400-001	957-430-009	957-430-035	957-400-008	957-371-001	957-371-002
957-371-004	957-330-047								



840 420 0 840 Feet

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

ASMT: 920120054, APN: 920120054  
SFX WINCHESTER  
C/O DALE GELGUR  
629 CAM DE LOS MARES 201  
SAN CLEMENTE CA 92673

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

ASMT: 920120057, APN: 920120057  
WINCHESTER SPRINGS, ETAL  
C/O POPERTY TAX  
P O BOX 990  
MINNEAPOLIS MN 55440

ASMT: 957330049, APN: 957330049  
MURRIETA SILVERHAWK RETAIL X  
C/O STATHI G MARCOPULOS  
500 NEWPORT CENTER NO 900  
NEWPORT BEACH CA 92660

ASMT: 920120071, APN: 920120071  
MURRIETA TACO  
PMB 358 C/O JAMES D JENNETT  
3535 E COAST HIGHWAY  
CORONA DEL MAR CA 92625

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

ASMT: 920120084, APN: 920120084  
GS WINCHESTER SQUARE INV  
3264 MEADOWLARK LN  
CARLSBAD CA 92008

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

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

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

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

ASMT: 957371006, APN: 957371006  
JJB SILVERHAWK, ETAL  
C/O NANCY DURNING  
1000 PIONEER WAY  
EL CAJON CA 92020

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

ASMT: 957400001, APN: 957400001  
SKY CANYON INDUSTRIAL  
C/O WILLIAM J BINETTE  
P O BOX 1445  
WILDOMAR CA 92595



ASMT: 957400002, APN: 957400002  
PACIFIC RENTAL CORP  
P O BOX 309  
WILDOMAR CA 92595

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

ASMT: 957400003, APN: 957400003  
REBECCA FORD, ETAL  
29715 VALLE VERDE  
TEMECULA CA 92491

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

ASMT: 957400005, APN: 957400005  
GROWING LEADERS MINISTRIES INTERNATIO  
P O BOX 892318  
TEMECULA CA 92589

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

ASMT: 957400007, APN: 957400007  
GROWING LEADERS MINISTRIES INTL  
38700 SKY CANYON DR  
MURRIETA CA 92563

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

ASMT: 957400008, APN: 957400008  
SWEENEY ZUMMALLEN PARTNERSHIP  
C/O LANCE SWEENEY  
38730 SKY CANYON DR NO C  
MURRIETA CA 92563

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

ASMT: 957400009, APN: 957400009  
JEEN BENNETT, ETAL  
29201 YNEZ RD  
TEMECULA CA 92592

ASMT: 957411001, APN: 957411001  
KIMBERLY ALEXANDER, ETAL  
30132 HERITAGE ST  
MURRIETA, CA. 92563

ASMT: 957400010, APN: 957400010  
LANGUAGE PEOPLE INC  
38750 SKY CANYON DR STE C  
MURRIETA CA 92563

ASMT: 957430001, APN: 957430001  
MARIA DEMERS, ETAL  
39151 MEMORY DR  
MURRIETA, CA. 92563



ASMT: 957430002, APN: 957430002  
JUDITH LOCQUIAO, ETAL  
39161 MEMORY DR  
MURRIETA, CA. 92563

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

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

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

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

ASMT: 957430011, APN: 957430011  
ADAM JONES, ETAL  
39251 MEMORY DR  
MURRIETA, CA. 92563

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

ASMT: 957430012, APN: 957430012  
KEM HONG  
39261 MEMORY DR  
MURRIETA, CA. 92563

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

ASMT: 957430013, APN: 957430013  
CARLOTA ESTRADA, ETAL  
P O BOX 481  
AGUANGA CA 92536

ASMT: 957430007, APN: 957430007  
KYONGCHU WON  
39211 MEMORY DR  
MURRIETA, CA. 92563

ASMT: 957430014, APN: 957430014  
MAMOUN AWWAD  
35681 HAWKEYE ST  
MURRIETA CA 92563

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

ASMT: 957430031, APN: 957430031  
MARIE SNYDER, ETAL  
39274 MEMORY DR  
MURRIETA, CA. 92563



ASMT: 957430032, APN: 957430032  
JASMINE INNISS, ETAL  
P O BOX 893922  
TEMECULA CA 92589

ASMT: 957430039, APN: 957430039  
KATE LAMPKIN, ETAL  
39154 MEMORY DR  
MURRIETA, CA. 92563

ASMT: 957430033, APN: 957430033  
NATALIE GRAY, ETAL  
705 CATTAIL CT  
JACKSONVILLE NC 28540

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

ASMT: 957430034, APN: 957430034  
MARIE CASTANEDA, ETAL  
790 BELLSHIRE DR  
ORANGE PARK FL 32065

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

ASMT: 957430035, APN: 957430035  
SHARON PUPPE, ETAL  
39194 MEMORY DR  
MURRIETA, CA. 92563

ASMT: 957430036, APN: 957430036  
CECILIA SALTER, ETAL  
PSC 558 NO 4315  
FPO AP 96375

ASMT: 957430037, APN: 957430037  
NATALIE WILLIAMS, ETAL  
39174 MEMORY DR  
MURRIETA, CA. 92563

ASMT: 957430038, APN: 957430038  
PATRICIA CACERES  
39164 MEMORY DR  
MURRIETA, CA. 92563

PP25309

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

**The Gas Company**  
7000 Indiana Ave., #105  
Riverside, CA 92506

**City of Temecula**  
ATTN: Gary Thornbill  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

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

**Eastern Municipal Water District**  
Attn: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8306  
Perris, CA 92570

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

**Airport Land Use Commission**  
ATTN: John Guerin  
Mail Stop 1070

PP25309

**Applicant:**  
**Ronald S. Ishii**  
**807 West 11<sup>th</sup> Street**  
**Upland, CA 91786**

**Applicant:**  
**Ronald S. Ishii**  
**807 West 11<sup>th</sup> Street**  
**Upland, CA 91786**

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

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

**Owner:**  
**The Church of Jesus Christ of Latter-Day Saints**  
**Attn: Rocky Snider**  
**50 East North Temple Street**  
**Salt Lake City, UT 84150**

**Owner:**  
**The Church of Jesus Christ of Latter-Day Saints**  
**Attn: Rocky Snider**  
**50 East North Temple Street**  
**Salt Lake City, UT 84150**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
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.

**EA42576/Plot Plan No. 25309**

*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

(951) 955-5719  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Ronald S. Ishii  
*Project Applicant*

807 West 11<sup>th</sup> Street, Upland, CA 91786  
*Address*

The project is located northerly of Murrieta Hot Springs Road and on the easterly side of Sky Canyon Drive, more specifically 38980 Sky Canyon Drive near the French Valley Area.

*Project Location*

The plot plan proposes a 22,700 square foot one-story church facility. The facility will be completed in two phases. Phase I includes constructing a church building totaling 20,000 square foot in size. The church building includes a 2,984 square foot chapel, a 2,705 square foot cultural center, classrooms, offices, and auxiliary rooms. Phase II includes constructing a 2,700 square foot addition to the church building which will include church offices. A total of 196 parking spaces will be provided when both phases are completed.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, 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 Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, 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*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

DM/dm Revised 1/22/2016

Y:\Planning Case Files-Riverside office\PP25309\DH-PC-BOS Hearings\BOS\PP25309.NOD Form.docx

Please charge deposit fee case#: ZEA42576 ZCFG5952 .

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25309

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

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

### COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: December 28, 2015

Applicant/Project Sponsor: Ronald S. Ishii Date Submitted: February 21, 2013

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Damaris Abraham at 951-955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25309\DH-PC-BOS Hearings\BOS\PP25309.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42576 ZCFG5952

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1301634

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

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

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

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

Received from: DURFEE DENNIS  
paid by: CK 1052  
42576

\$50.00

paid towards: CFG05952 CALIF FISH & GAME: DOC FEE  
at parcel: 38910 SKY CANYON DR MURR  
appl type: CFG3

By \_\_\_\_\_ Feb 21, 2013 17:00  
MGARDNER posting date Feb 21, 2013

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1402838

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

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

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

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

Received from: DURFEE DENNIS  
paid by: CK 1128  
42576

\$2,181.25

paid towards: CFG05952 CALIF FISH & GAME: DOC FEE  
at parcel: 38910 SKY CANYON DR MURR  
appl type: CFG3

By \_\_\_\_\_ Mar 20, 2014 16:04  
MGARDNER posting date Mar 20, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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