

411B
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 17, 2013

SUBJECT: PUBLIC USE PERMIT NO. 575R1 – Applicant: Roman Catholic Bishop of San Bernardino – Fourth/Fourth Supervisorial District – Location: Southeast corner of Dale Kiler Road and Seventh Street – REQUEST: An expansion to the existing church facility with a new 16,043 square foot church building and demolishing the existing 13,000 square foot sprung tent structure on 14.3 gross acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Commission meeting on July 17, 2013.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE, and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42541** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 575R1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

(Continued Page 2)

Initials:
CSL:pr

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 20, 2013
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: 4/4

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1-4

REVIEWED BY EXECUTIVE OFFICE

DATE

8/16/13

Tina Grande

Departmental Concurrence

Policy

Consent

Dept't Recomm.:

Policy

Consent

Per Exec. Ofc.:

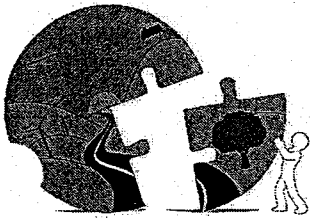
BACKGROUND:

The project was approved at the Planning Commission meeting on July 17, 2013. Public Use Permit No. 575R1 was originally heard at the June 19, 2013, Planning Commission meeting. The project was continued to the July 17, 2013, Planning Commission meeting to allow time for the applicant to work with staff and Commissioner Sanchez to address concerns regarding building architecture and landscaping. On June 24, 2013, staff met with the applicant and Commissioner Sanchez and resolved all outstanding concerns. These resolutions are identified in the update memo for Planning Commission meeting for July 17, 2013.

No public testimony or concerns arose at the hearing.

2013 JUL 18 03:32

RECEIVED STATE BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/2/13
Date

KL
Initial

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.

EA42541, PUP575R1

Project Title/Case Numbers

Paul Rull
County Contact Person

951-955-0972
Phone Number

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

Roman Catholic Bishop of San Bernardino
Project Applicant

120 East Highland Avenue, San Bernardino CA 92404
Address

Northerly of 6th Street, easterly of Dale Kiler Road, southerly of 7th street, westerly of Home Avenue
Project Location

An expansion to the existing church facility with a new 16,043 square foot church building
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$64.00)
2. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

8/20/13
Date

Date Received for Filing and Posting at OPR: _____

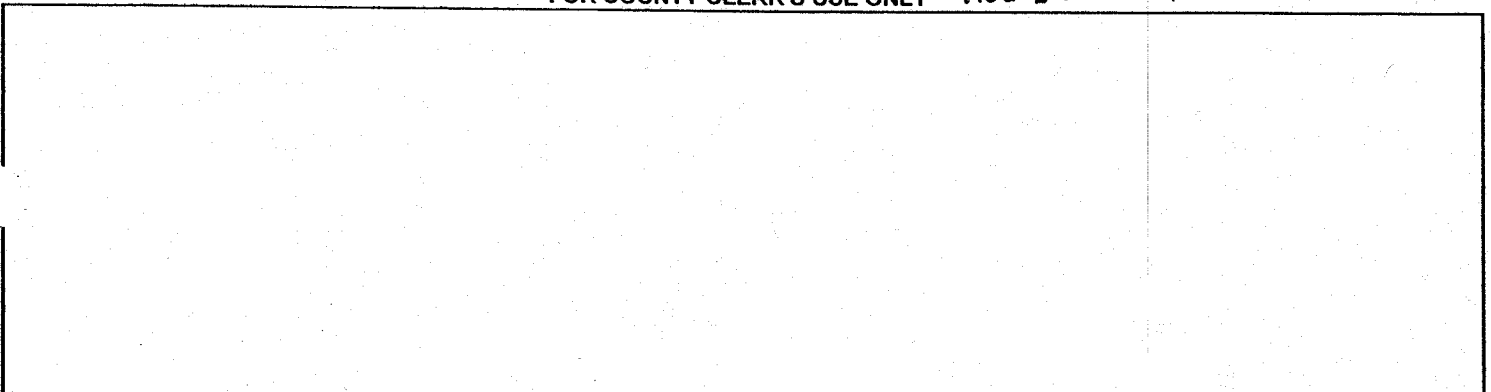
DM/rj
Revised 5/1/13
Y:\Planning Case Files-Riverside office\PUP00575R1\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

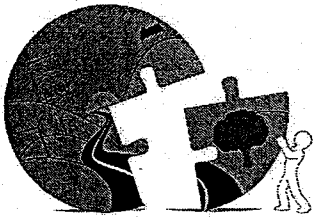
Please charge deposit fee case#: ZEA42541 ZCFG05916 \$64.00

FOR COUNTY CLERK'S USE ONLY

AUG 20 2013

1-4





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 575R1

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: 5/1/13

Applicant/Project Sponsor: Roman Catholic Bishop of San Bernardino Date Submitted: 9/6/13

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 9/20/13

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

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull at 951-955-0972.

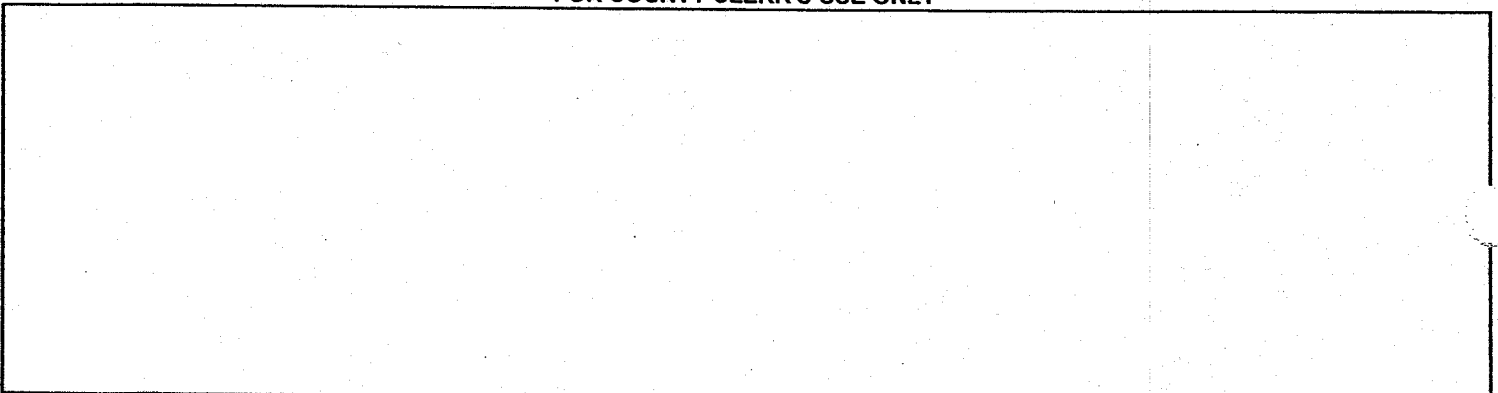
Revised: 5/1/13

Y:\Planning Case Files-Riverside office\PUP00575R1\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42541 ZCFG05916 \$50

FOR COUNTY CLERK'S USE ONLY

AUG 20 2013 1-4



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1302481

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: ROMAN CATHOLIC BISHOP OF SB
paid by: CK 96908

\$2,156.25

CFG FOR EA42541

paid towards: CFG05916

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By _____
MGARDNER

Mar 19, 2013 15:55

posting date Mar 19, 2013

Account Code
658353120100208100

Description
CF&G TRUST

Amount
\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1207819

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

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

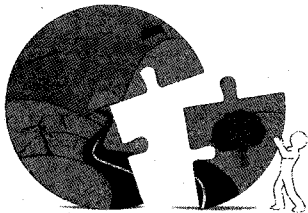
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ROMAN CATHOLIC BISHOP OF SB \$64.00
paid by: CK 14584
CFG FOR EA42541
paid towards: CFG05916 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 06, 2012 09:18
MGARDNER posting date Sep 06, 2012

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

411B

Carolyn Syms Luna
Director

DATE: July 17, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Public Use Permit No. 575R1

(Charge your time to these case numbers)

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

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

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Negative Declaration Forms
California Department of Fish and Wildlife Receipt (CFG5916)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases

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"

Agenda Item No.: 3.2
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: July 17, 2013
Continued From: June 19, 2013

PUBLIC USE PERMIT NO. 575R1
Environmental Assessment No. 42541
Applicant: Roman Catholic Bishop of San Bernardino
Engineer/Representative: William McKeever

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Expansion to the existing church facility with a new 16,043 square foot church building that will replace the existing 13,000 square foot church building located on 14.3 gross acres. Also existing on the church site is a permitted 6,865 square foot classroom stucco building that is currently being used for religious studies. The project will have 485 parking spaces that will adequately serve the new church building, and will have driveway access on Dale Kiler Road and Seventh Street. The eastern portion of the project will remain vacant and is not part of the project. The existing church building will not be used once the new proposed church building has been issued a certificate of occupancy. The existing church building will be removed no more than 90 days thereafter.

The church facility has regular daily activities throughout the week, usually commencing after 5:00 p.m. Such activities include mass and services, religious classes, bible study, youth group, women's group, prayer group, choir practice and religious ceremonies. The proposed 16,043 square foot church building will include a main worship area, bathrooms, storage areas, and will have a seating capacity of 1,100 people.

The project site is located on the northerly side of 6th Street, easterly of Dale Kiler Road, southerly of Seventh Street, and westerly of Home Avenue.

The project was heard at the Mecca Community Council on October 17, 2012. No objections were raised for the project.

ISSUES OF POTENTIAL CONCERN:

Parking

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b) Religious Institutions of 1 parking space for every 3 fixed seats within the church building. There are currently 169 parking spaces on site, and the proposed project will add 309 parking spaces, resulting in a total of 478 parking spaces. This amount is sufficient to serve the new building. As indicated by the applicant, classroom activities will not occur at the same time as functions are being held at the main church building. This has been added as a condition of approval and will ensure sufficient parking spaces for either activity.

FURTHER PLANNING CONSIDERATIONS:

June 26, 2013

Public Use Permit 575R1 was originally heard at the June 19, 2013, Planning Commission meeting. The project was continued to the July 17, 2013, Planning Commission meeting to allow time for the applicant to work with staff and Commissioner Sanchez to address concerns regarding building architecture and landscaping. On June 24, 2013, staff met with the applicant and Commissioner Sanchez and resolved all outstanding concerns. These resolutions are identified in the update memo for Planning Commission meeting for July 17, 2013.

Note: previous recommended modifications indicated in the update memo from June 19, 2013, Planning Commission meeting has already been incorporated into this staff report package.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre)
2. Surrounding General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre), Community Development: Medium High Density Residential (CD: MHDR) (5 – 8 dwelling units per acre), Community Development: High Density Residential (CD: HDR) (8 – 14 dwelling units per acre)
3. Existing Zoning (Ex. #3): One Family Dwellings (R-1)
4. Surrounding Zoning (Ex. #3): Residential Incentive (R-6), One Family Dwelling (R-1), Multiple-Family Dwellings (R-2)
5. Existing Land Use (Ex. #1): Church facility
6. Surrounding Land Use (Ex. #1): Single-family residences, Multiple-family residences,
7. Project Data: Total Acreage: 11.2
Total Parcels: 2 (to be merged into 1)
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42541**, 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

APPROVE PUBLIC USE PERMIT NO. 575R1, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) in the Eastern Coachella Valley Area Plan.
 - a. The Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation allows for single-family attached and detached residences with a density range of 2 to 5 dwelling units per acre, with lot sizes ranging from 5,500 to 20,000 square feet.
2. The project site is surrounded by properties which are designated similarly such as Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community

Development: Medium High Density Residential (CD: MHDR) (5 – 8 dwelling units per acre),
Community Development: High Density Residential (CD: HDR) (8 – 14 dwelling units per acre).

3. The proposed use, a church facility, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation.
4. The zoning for the subject site is One Family Dwelling (R-1).
 - a. Ordinance No. 348, Section 6.1.e(1) permits churches, temples, and other places of religious worship with a public use permit application.
5. The project site is adjacent to properties which are zoned Residential Incentive (R-6), One Family Dwelling (R-1), and Multiple-Family Dwellings (R-2).
6. The proposed use, a church facility, is consistent with the development standards set forth in the One Family Dwelling zone (R-1).
 - a. 7,200 square feet minimum lot requirements.
 - b. 40-foot minimum structural height requirements.
 - c. 20 feet front setback, side 5 and/or 10 feet side setback, 10 feet rear setback.
 - d. A minimum 10% of the site proposed for development will be landscaped and irrigated
 - e. Section 18.12.a.(2).b) Religious Institutions of Ordinance No. 348.
 - f. Trash collection areas will be appropriately screened
 - g. Utilities will be installed underground.
 - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Pursuant to CEQA Guidelines 15070, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment because all potentially significant effects have been adequately analyzed in the negative declaration Environmental Assessment No. 42541 pursuant to applicable legal standards.
9. Environmental Assessment No. 42541 identified no potentially significant impacts.
10. This land is not located within a California State Responsibility area or a very high fire hazard severity zone.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential Land Use (CD: MDR) (2 – 5 dwelling units per acre) designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

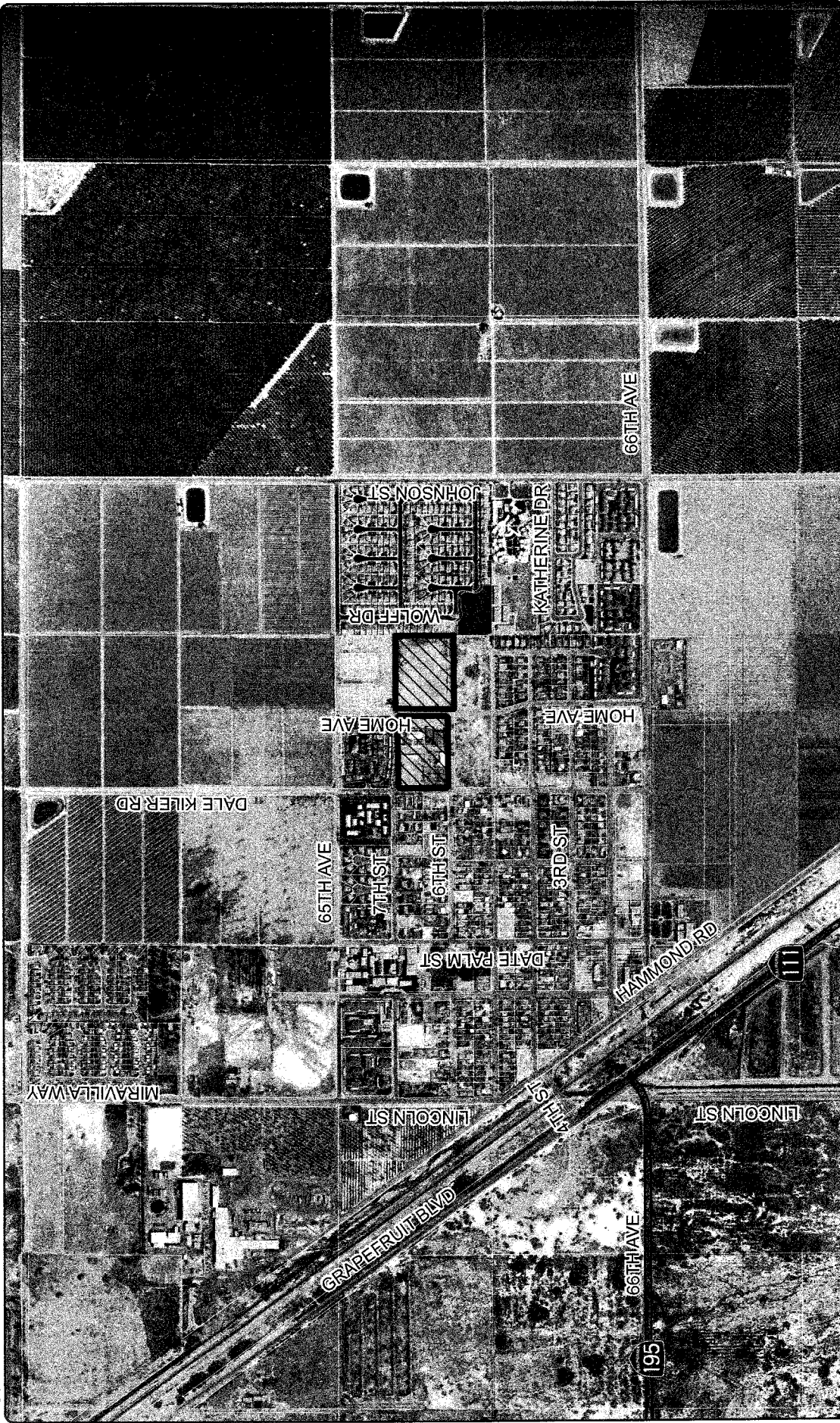
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence Area.
 - b. A fault zone.
 - c. A Very High Fire Hazard Severity Zone.
 - d. A Tribal Land.
 - e. The Mt. Palomar Observatory Area.
 - f. A City sphere of influence.
 - g. A CVMSHCP Conservation Area.
 - h. The Stephen's Kangaroo Rat Fee Area.
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - k. An Agriculture Preserve.
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. The Coachella Valley Water District.
4. The subject site is currently designated as Assessor's Parcel Numbers 727-112-017 and 727-112-018

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00575R1

Supervisor Benoit
 District 4

Date Drawn: 04/11/2013
 Vicinity Map

VICINITY/POLICY AREAS



Assessors Bk. Pg. 727-11
 Thomas Bros. Pg. 5592 G6
 Edition 2011



Zoning District: Mecca
 Township/Range: T7SR9E
 Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.ltr.ca.gov/srfs/03_10_03/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

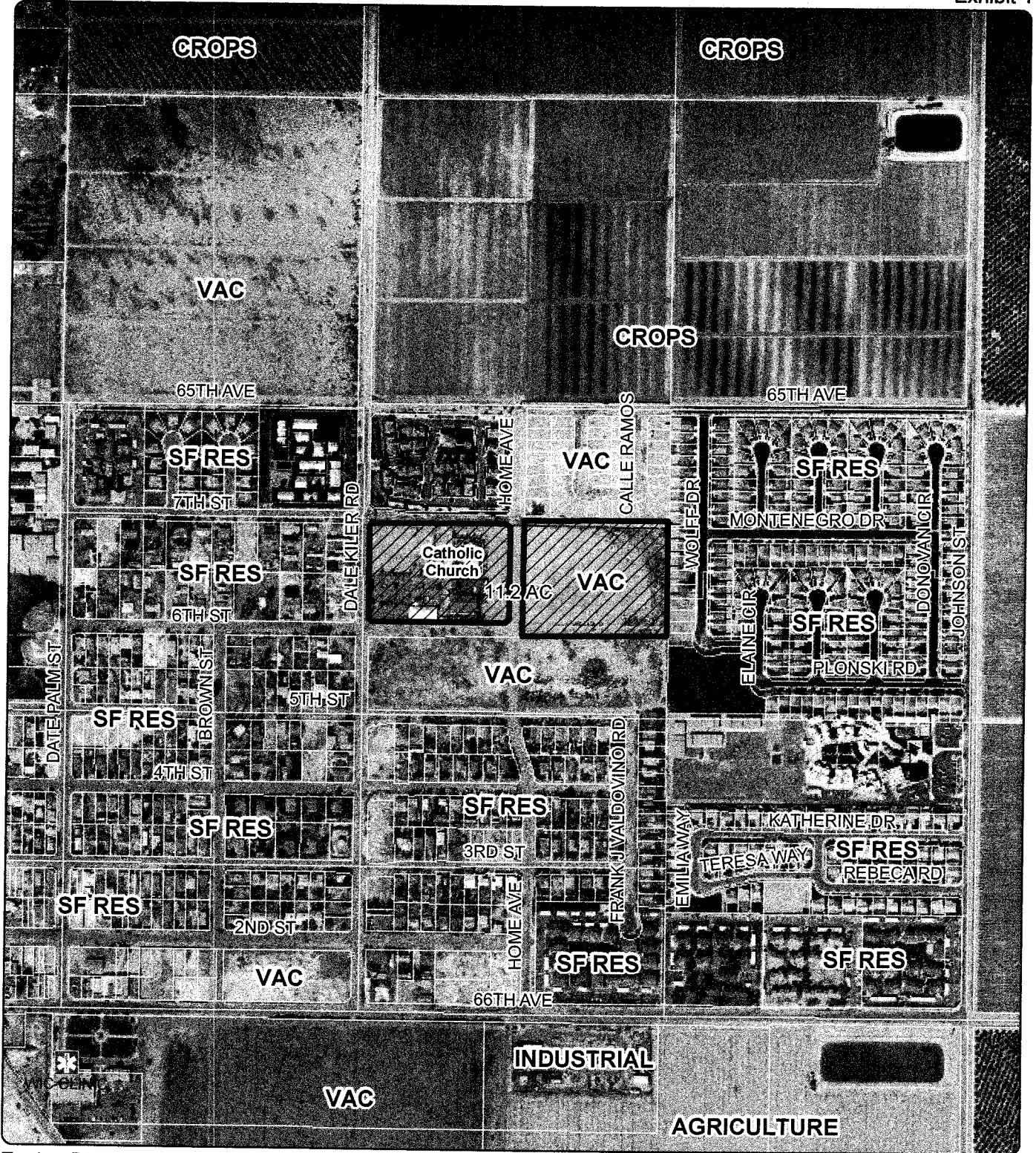
PUP00575R1

LAND USE

Supervisor Benoit
District 4

Date Drawn: 04/11/2013

Exhibit 1



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-11
Thomas Bros. Pg. 5592 G6
Edition 2011



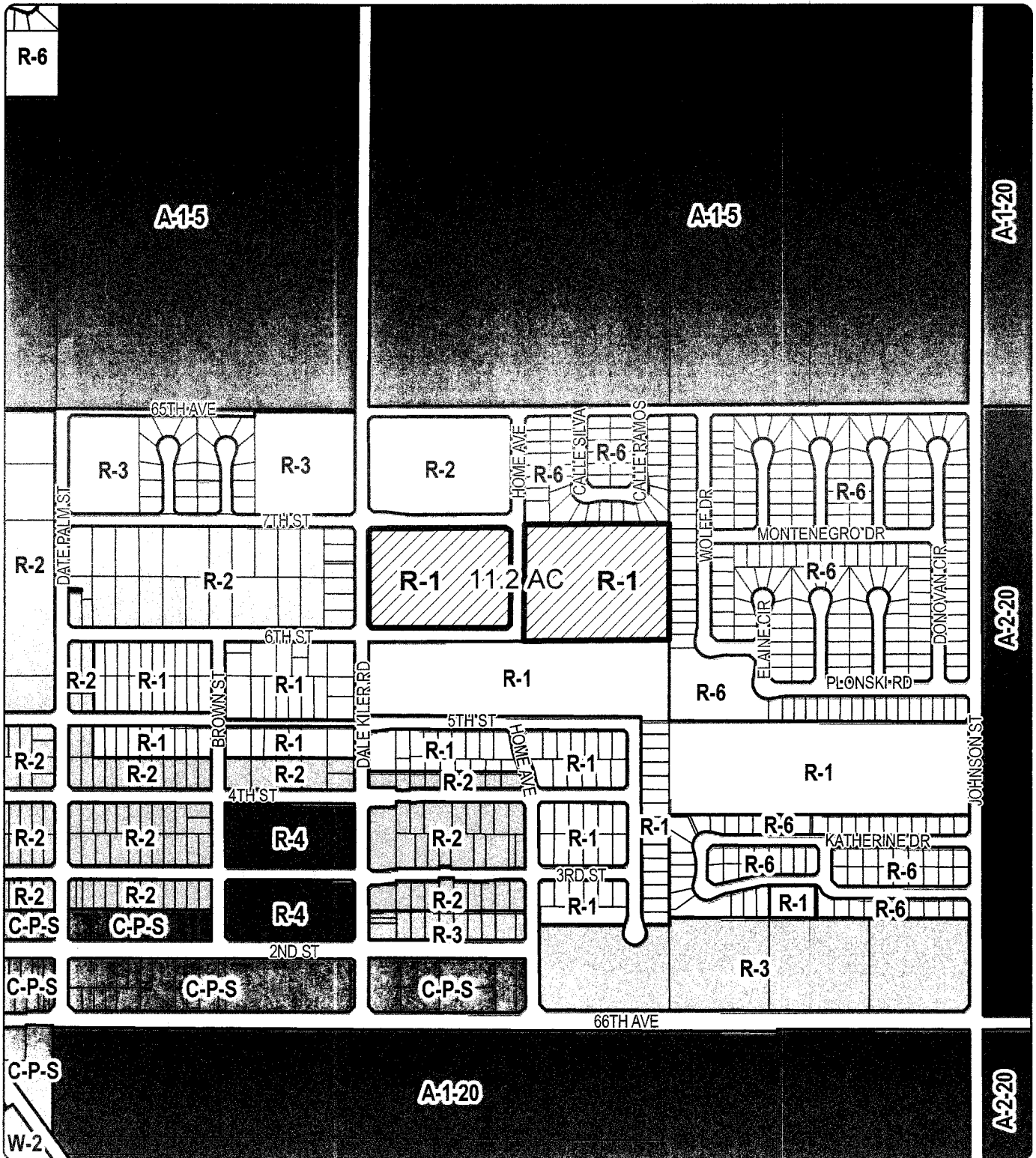
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 883-8277 (Eastern County) or website at <http://www.lraa.co.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1
PROPOSED ZONING

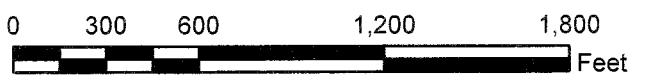
Supervisor Benoit
District 4

Date Drawn: 04/11/2013
Exhibit 2



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-11
Thomas Bros. Pg. 5592 G6
Edition 2011



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

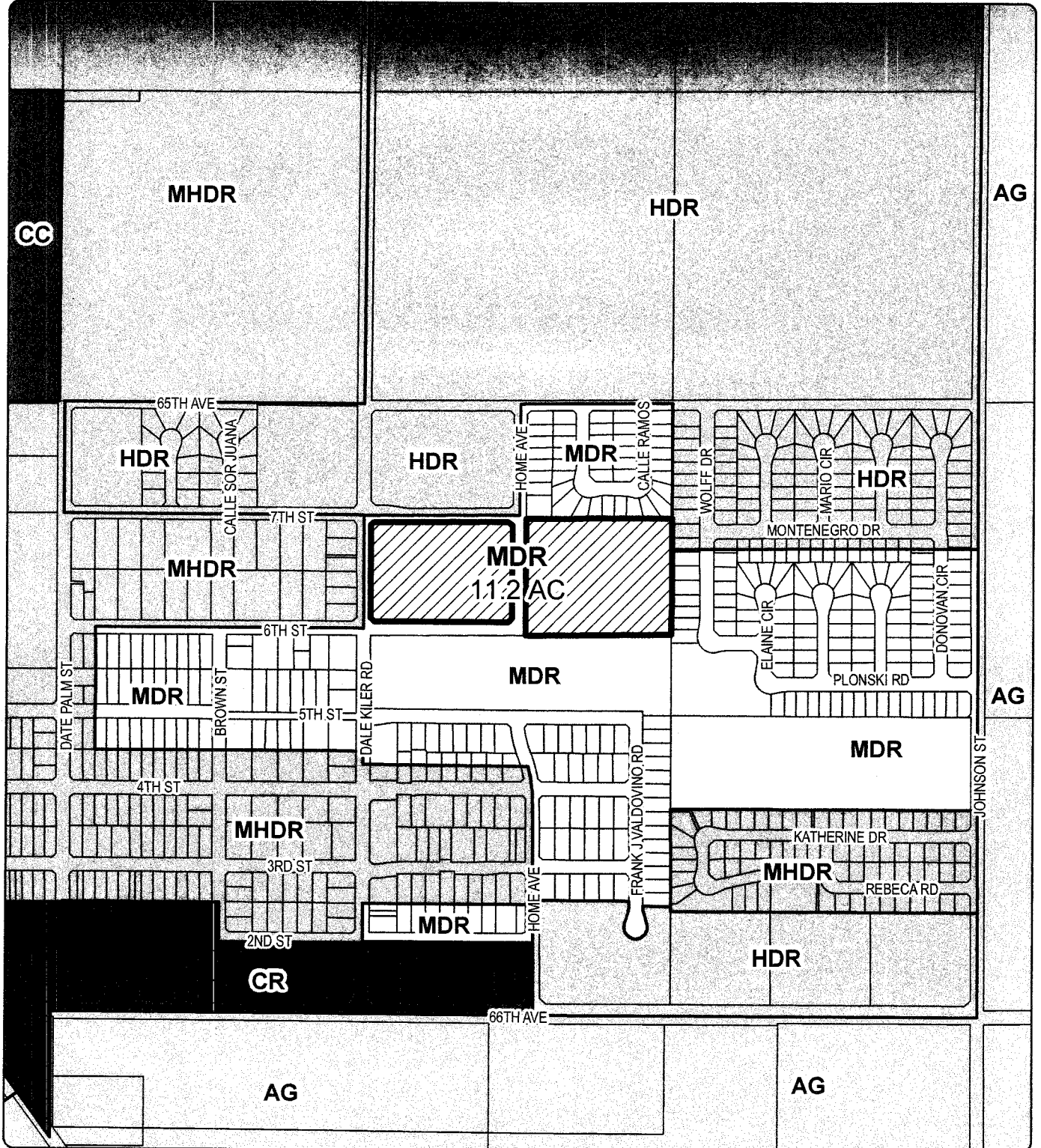
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 04/11/2013
Exhibit 5

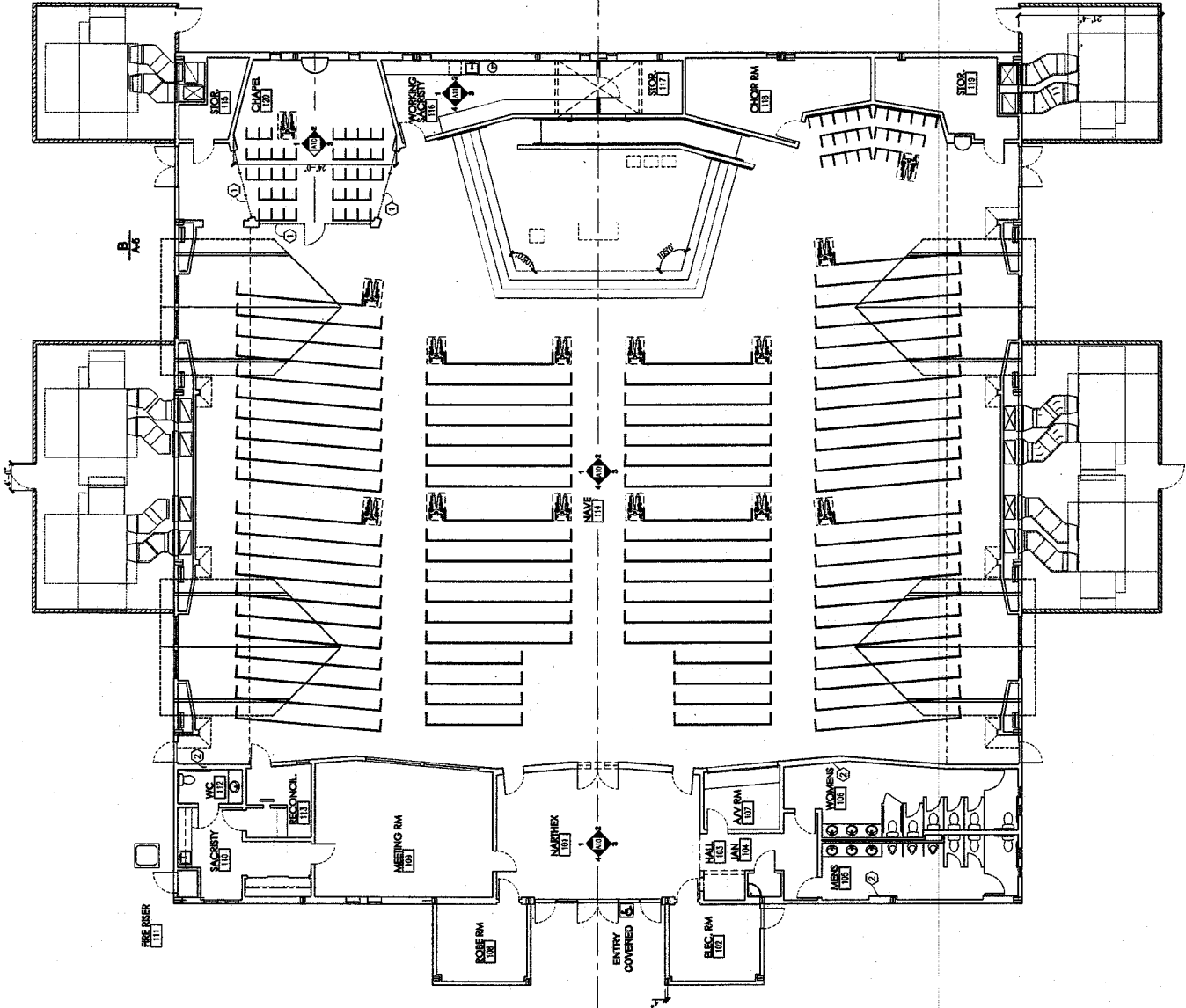


Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

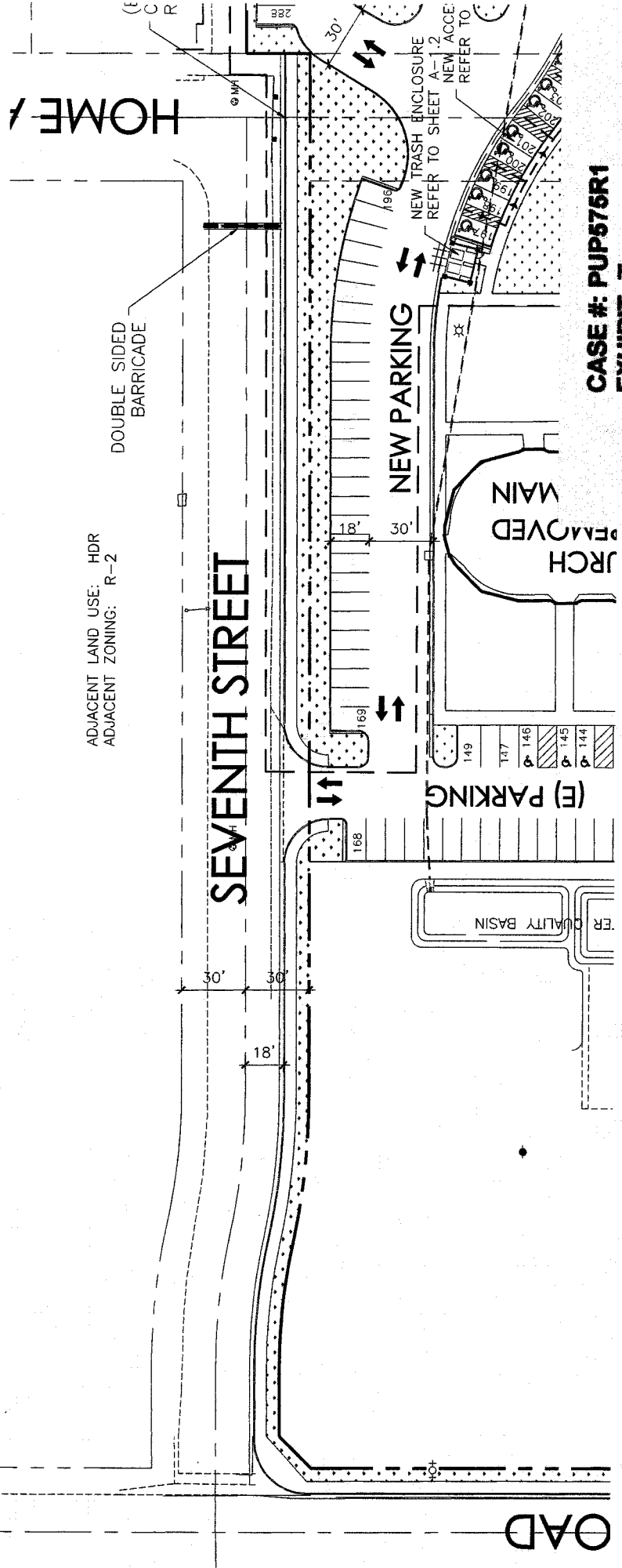
Assessors Bk. Pg. 727-11
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Edition 2011



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CASE #: PUP575R1
EXHIBIT: C
DATED: 6/26/13
PLANNER: P. RULL



CASE #: PUP575R1
 EXHIBIT: T
 DATED: 6/28/13
 PLANNER: P. RUI

PUP00575R1

PROJECT DESCRIPTION AND BUSINESS PLAN

As early as the 1940's, the Diocese of San Diego looked to establish the presence of the Catholic Church in the community of Mecca. Using a surplus military building, the Diocese opened a small religious education program in Mecca.

In 1964, the Diocese of San Diego established a church in Mecca when it built a multi-purpose building located at the Northwest corner of 4th Street & Coahuilla Street in Mecca that served as a church and the first Mass was celebrated there. The mission was named Our Lady of Guadalupe, and assigned to Our Lady of Soledad Parish in Coachella. In 1976, the name change to Our Lady of Guadalupe of Mecca mission. The mission became part of the Diocese of San Bernardino in 1978.

In 1978, the mission was raised to the status of a full parish, and the first pastor was Rev. Pedro Ruiz. It was renamed the Sanctuary of Our Lady of Guadalupe Parish. Groundbreaking occurred for the new multi purpose building/church. In 1989, the new multi purpose building/church was dedicated; it could hold 400 persons. This building consisted of a 60' x 80' (4800 SF) clear span building that had the capability of being modified to suite various purposes. This building was located on the property at 65100 Dale Kiler Road.

The old church, on 4th Street, was to be used as a parish hall and was renovated in 1991.

The parish boundaries were established in 2001: North to I10; South to the Riverside County Line; East to Desert Center; and West to Lincoln Avenue.

In 2006 the roof on the 4,800 SF building failed, forcing the parishioners to move into a tent located in the parking lot for masses and other functions.

In 2008, the parish erected a sprung structure to replace the church building. This structure was erected under a temporary use permit issued by the County of Riverside. This permit expires in 2015.

PARISH FUNCTIONS

The parish currently houses all of its functions within the 1989 church/multipurpose building, the 2008 temporary sprung structure and the grounds located at Dale Kiler Road.

Regular Activities at the parish consist of the following:

Daily Mass	6:00 pm Mon-Fri
Saturday Mass	6:00 pm, 7:00 pm
Sunday Masses	7:00 am, 9:00 am, 11:00 am, 1:00 pm
Catechism Classes	5:30 pm – 7:00 pm Mon-Fri
Bible Study	7:00 pm – 9:00 pm Mon, Tues, Fri, Sat
Youth Group	7:00 pm – 9:00 pm Thurs
Women's Group	7:00 pm – 9:00 pm Mon
Prayer Group	7:00 pm – 9:00 pm Tues
Barrios Unidos	7:00 pm – 9:00 pm Wed
Choir Practice	7:00 pm – 9:00 pm Fri
Baptism	2 nd Wed of Month 6:00 pm – 9:00 pm

Annual Events

Three Wisemen	January
Festival of Grapes	Last Week of May
Mecatón (Fundraiser)	October
Our Lady of Guadalupe Celebration	December 11, 12 & 13

Attendance at these events is as follows:

Daily Mass	Maximum 60 People
Saturday Mass 6:00 pm	Maximum 20 People
Saturday Mass 7:00 pm	Maximum 290 People
Sunday Mass 7:00 am	Maximum 350 People
Sunday Mass 9:00 am	Maximum 910 People
Sunday Mass 11:00 am	Maximum 960 People
Sunday Mass 1:00 pm	Maximum 450 People
Catechism Classes	(no numbers available)
Bible Study	Maximum 30 People
Youth Group	Maximum 30 People
Women's Group	Maximum 30 People
Prayer Group	Maximum 20 People
Barrios Unidos	Maximum 50 People
Choir Practice	Maximum 15 People
Baptism	Maximum 100 People
Three Wisemen	Maximum 1,000+/- People

Festival of Grapes	Maximum 1,000+/- People
Mecaton (Fundraiser)	Maximum 1,000+/- People
Our Lady of Guadalupe Celebration	2,000 People over 3 days

From a traffic standpoint, the most activity that will occur on a regular basis will be on Sunday mornings. A mass will last from 1 hour to 1 ¼ hour. The masses are scheduled at 2-hour intervals to allow time for the parishioners from one mass to exit the site prior to the parishioners from the next mass entering the site.

The annual events consist of functions that last all day or a numbers of days. During these events people will come and go all during the day.

The current application (PUP575R1) consists of the construction of a 16,043 S.F. Church Building and the addition of required parking. The proposed church building will include, in addition to the main worship area, bathrooms and storage areas. It will seat 1,100 people.

There are currently existing 169 parking spaces onsite. The proposed project will add 309 spaces for a total of 478 parking spaces. 14 of these spaces will be handicap accessible.

The proposed project and existing facilities will occupy approximately 10.3 acres of the 14.36-acre site. Land coverage consists of the following:

Site Area:	625,526.61 SF	
Building Tabulation:		
Existing Classrooms	6,865.00 SF	1.10% of Lot Coverage
Proposed Church	16,043.00 SF	2.56% of Lot Coverage
Existing Restrooms	715.00 SF	0.11% of Lot Coverage
Total Building Tabulation	26,623.00 SF	3.78% of Lot Coverage
Hardscape Paving:		
Parking Lot Paving	203,664.61 SF	33% of Lot Coverage
Walks, Ramps, Enclosure Paving:	31,466.00 SF	5% of Lot Coverage
Landscaping:	190,343.00 SF	30% of Lot Coverage
Undeveloped Area:	176,430.00 SF	28% of Lot Coverage

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42541
Project Case Type (s) and Number(s): Public Use Permit No. 575R1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Roman Catholic Bishop of San Bernardino
Applicant's Address: 1201 E. Highland Avenue, San Bernardino CA 92404

I. PROJECT INFORMATION

A. Project Description:

The Public Use Permit proposes an expansion to the existing church facility with a new 16,043 square foot church building.

B. Project Location: The project site is located in the Community of Mecca in the Eastern Coachella Valley Area Plan in Western Riverside County; more specifically, northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Avenue.

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

D. Total Project Area: 14.3 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 16,043	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s): 727-112-017 and 727-112-018

F. Street References: Southeast corner of Seventh Street and Dale Kiler Road

G. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 9 East, Section 8

H. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the downtown area of Mecca in the Eastern Coachella Valley Area Plan on the southeast corner of 7th Avenue and Dale Kiler Road. The Mecca downtown area is developed with a mixture of single and multi-family residences, neighborhood commercial businesses and institutional uses. The downtown area itself is surrounded by agricultural farming uses. The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site is currently developed with an existing 13,000 square foot church building and 6,865 square foot classroom. The existing church building will be removed prior to the construction of the new proposed church building and the existing classroom building will remain. The immediate surrounding properties consist of multi-family apartments to the north, vacant land to the east and south, and single-family residences to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium Density Residential (5-8 dwelling units per acre) General Plan land use designation. The proposed use is permitted in any zone with a Public Use Permit. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Coachella Valley Multi Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The proposed project is within an area that has a very high susceptibility to liquefaction. The proposed project is not located within a fault zone or any other special hazard zone (including high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed use is a church facility surrounded by residential commercial uses to the north and west. Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed project is in conformance with the Housing Element of the General Plan.
7. **Air Quality:** The project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project is in conformance with the Air Quality Element of the General Plan.

B. General Plan Area Plan(s): Eastern Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Eastern Coachella Valley
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium Density Residential
4. **Overlay(s), if any:** None

5. Policy Area(s), if any: None

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: One Family Dwellings (R-1)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west.

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

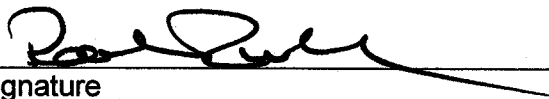
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed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

3/27/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Eastern Coachella Valley Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is not located within or near a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors.

b) The proposed church expansion will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The proposed project is an infill development located in the center of downtown Mecca, and is surrounded by existing residential uses. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

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

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 site is located approximately 48.2 miles from Mt. Palomar Observatory and not within Zone B of Ordinance 655. No impacts will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

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

b) Surrounding land uses include a variety of single family and multi-family residences. The project proposes constructing a 16,043 square foot church building to replace the existing 13,000 square foot church building on 14.3 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. In addition, the project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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?

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

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

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

Findings of Fact:

a) The proposed project is located on land designated as Local Importance and Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by in-fill single and multi-family residences. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 550 feet north which is zoned Light Agriculture 5 acre minimum (A-1-5). Therefore, no impact will occur.

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest

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))?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has been utilized as a church facility for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and surrounding residences, and population estimates. The proposed church building is increasing in size by approximately 3,000 square feet and there are no planned changes in congregation membership. The increase in building area is considered insignificant and does not have a direct correlation in congregation size, and that increasing the building size does not result in an increase in generated vehicle trips. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts. There is the potential that vehicle trips may increase due to the project, however the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the extent of the project.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include single and multi-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by development. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes to replace an existing 13,000 square foot church building with a 16,042 square foot church building on 14.3 gross acres. The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been utilized as a church facility for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities, unique cultural resources are discovered the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing church facilities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have less than significant impact on archaeological resources.

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

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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) According to the Riverside County General Plan, the project site is located within an area of Undetermined Potential for Paleontological resources. This category indicates lands for which there an undetermined potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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, Geologist Comments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), there is a very high potential for this project site to be affected by seismically induced liquefaction. Based on the high potential of soil liquefaction, standard conditions are attached to this project that will require new structures to be on foundations that are designed to specifications for stability and safety reasons (Conditions of Approval 10.PLANNING.3). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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.

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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area with documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

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

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.
- c) This project will connect to existing sewer service provided by the Coachella Valley Water district. No septic tanks will be utilized on-site, and therefore no impacts to soils would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.
- b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Hans Giroux & Associates on March 8, 2013.

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated March 8, 2013, prepared for the subject property indicates the project's total annual GHG emissions would be 332.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 332.5 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

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

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the One Family Dwellings (R-1) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the One Family Dwellings (R-1) zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

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

d) Mecca Elementary School is located directly west and just over one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located on relatively flat and previously disturbed terrain. The project is also surrounded by existing residential development. The project is located within the area of the Eastern Coachella Valley Master Stormwater Planning. Coachella Valley Water District has determined that stormwater issues regarding this project are considered local drainage, and CVWD does not need to review drainage design further.

The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. 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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b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Coachella Valley Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore the impact is considered less than significant.

d) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. 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. Therefore, no impacts will occur.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
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 type="checkbox"/>	<input checked="" 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) There are no streams or water features on-site. The project is not anticipated to 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. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project includes small amounts of grading to create the new church building as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. The project is required to provide all necessary drainage infrastructure as indicated in the project's hydrology study (Condition of Approval 10.FLOOD.1). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.

c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). With adherence to this mitigation, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

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.

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 type="checkbox"/>	<input checked="" 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: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside webpage

Findings of Fact:

a) The proposed project seeks to remove the existing church, and replace it with a slightly bigger church on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the policies of the General Plan, and the proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county, therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The proposed project is surrounded by single-family and multi-family homes. The project is proposing to replace an existing church building with a new church building on an existing church facility. This proposed use is compatible with existing and future land uses in the area.

d) The proposed project seeks to remove the existing church building, and replace it with a slightly bigger church building on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"

Findings of Fact:

a) The proposed project is located within an area that is unstudied with the significance of the deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and was an existing church for years. Therefore, the project would not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

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) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

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

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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

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 other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact materials submitted by the applicant that examined off-site traffic noise impacts, operational noise impacts, and temporary construction noise impacts were submitted and reviewed by the County's Industrial Hygiene Department and has been found that a noise study is not required. In addition to this finding, the Industrial Hygiene specialist has provided several conditions that will ensure that noise created by the project is kept consistent with the code:

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 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging are as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

These are standard conditions of approval and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

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

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing 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).

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

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.30). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.30). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.19). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.30). This is a standard condition of approval and is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

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. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Condition of Approval

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.PLANNING.12). Since this is not a unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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?

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?

d) Alter waterborne, rail or air traffic?

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department review,

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Riverside County Transportation Department did not require a traffic study for the proposed project. The project will not cause a significant increase in traffic in relation to the existing traffic loads and capacity of the street system. Although there is a net increase in building size of the church, the applicant has indicated that the congregation membership will stay about the same, and therefore not significantly increasing the amount of trips generated by the project. Nor will the project conflict with any County policy regarding mass transit. Therefore, the impact is considered less than significant.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

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

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

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 80.TRANS.3, 90.TRANS.4, 90.TRANS.13) that will help improve and maintain the roads condition in a safe and working manner. The impacts are considered less than significant.

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

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway each on Dale Kiler Road and Seventh Street, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Bike Trails

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

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

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

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

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

Monitoring: No monitoring measures are required.

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-b) The project is conditioned to obtain potable water and sanitary sewer service from the Coachella Valley Water District (Conditions of Approval 10. EHS.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. This project will not require or result in the construction of new waste water treatment facilities or expansion of existing facilities, nor will it have an impact on the service supply serve the project. Therefore, impacts are less than significant.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will use existing electricity service provided by Imperial Irrigation district. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.

b) The project will use existing natural gas service provided by The Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.

c) The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.

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

f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. 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

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

eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, Project Application Materials

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an expansion to the existing church facility with a new 16,043 sq.ft. church building on 14.3 gross acres. The existing classrooms for religious studies and other similar activities will remain onsite.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 575R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 575R1,

Exhibit A, Amended No.1, dated 6/28/13.

Exhibit B, dated 6/26/13.

Exhibit C, dated 6/26/13.

Exhibit T, dated 6/28/13.

(as modified by the Planning Commission dated 6/19/13)

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 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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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.

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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

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.

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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

A noise study shall not be required based upon the submitted diagram for PUP 575 R1, due to the distance to the sensitive receptors to the proposed church and roadways. However, the Project shall meet the following requirements:

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. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the north (rear) of the site.

Please contact the Office of Industrial Hygiene for any questions at (951) 955-8980.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Public Use Permit 575 R1 is currently receiving potable water and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements are met to continue receiving potable water and sanitary sewer service from CVWD as well as all other applicable agencies.

10.E HEALTH. 3 CONTACT DES PLAN CHECK RECOMMND

For any proposed public or semi-public food facilities, the applicant shall contact the Department of Environmental Health, District Environmental Services (DES) to obtain information regarding any applicable plan check or permitting requirements.

County of Riverside, Department of Environmental Health
District Environmental Services, Indio Office
47-950 Arabia,
Indio, CA 92201
(760) 863-8287

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 INEFFECT

Minimum required fire flow shall be 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.FIRE. 2 USE* -#23-MIN REQ FIRE FLOW (cont.) INEFFECT

be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CFC and Building(s) having a fire sprinkler system.

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

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD INEFFECT

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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

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

10.FIRE. 6 PC-#01B-INDIO RESPONSIBILITY INEFFECT

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc.

Any questions contact the Riverside County Fire Department, Planning Section at 77933 Las Montanas Rd., Ste. 201, Palm Desert, Phone (760) 863-8886 Fax (760) 863-7072.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00575, Revised Permit No. 1, is a proposal to demolish the existing church and to construct a

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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

RECOMMND

new church, landscaping and parking area on an approximately 11.2-acre site. The existing classrooms, rest rooms and parking area are to remain. The site is located in the Mecca area of eastern Coachella Valley on the east side of Dale Kiler Road south of 65th Street. Future phases may improve the undeveloped area at the easterly portion of the property which may require additional review by the District.

It should be noted that this project is located outside of the Riverside County Flood Control and Water Conservation District boundaries and the Flood Control District's review of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only and the flood protection and drainage aspects/impacts will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP and a drainage study were submitted for review. For the project's water quality mitigation, two elongated shallow basins (2 - 3 foot deep) are proposed in the northwesterly portion of the site. All new construction and improvements are located east of the basins and the grading plan shows that all the runoff from the area of new construction will be directed to the basins. The existing parking area located south of the proposed basins will remain unaltered. Runoff from this parking area flows to Dale Kiler Road and this flow pattern will remain unchanged. Calculations submitted with the WQMP indicate the sizes of the basins are adequate to mitigate the water quality impacts of this project and there is sufficient room to increase the size of the basins if necessary. The existing underground infiltration system is being utilized but was not included in the calculations. If the basins are full, excess flows from the basins would flow into a large landscaped (and slightly depressed) area. Runoff from this landscaped area would flow onto Dale Kiler Road.

A final project-specific WQMP for this project will be required. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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

maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.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 County Archaeologist to discuss the significance of the find.

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

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

* 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - GEO02312 RECOMMND

County Geologic Report (GEO) No. 2312, submitted for this project (PUP00575R1) was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report Update with Supplemental Recommendations, Our Lady of Guadalupe Church Expansion, 65-100 Dale Kiler Road, Mecca, California", dated August 30, 2012. In addition, the following Earth Systems Southwest documents were submitted for this project:

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.)

RECOMMND

"Testing and Observations Performed During Grading of the Sanctuary and Restroom Pads at the Our Lady of Guadalupe Church, 65-100 Dale Kiler Road, in the Mecca Area of riverside County, California", dated may 23, 2008.

"Addendum to Geotechnical Engineering Report, Response to Riverside County Geologist Review Comments and Unpaved Firetruck Access Roadways", dated October 24, 2007.

"Geotechnical Engineering Report and Floor Level Survey, proposed Sancturary of Our Lady of Guadalupe, 65-100 Dale Kiler Road, Mecca, California", dated May 14, 2007.

These documents are herein incorporated as a part of GEO02312.

GEO02312 concluded:

1.The primary hazard is severe ground shaking and resulting soil liquefaction from earthquakes originating on nearby faults.

2.The probability of active faults traversing the site a (sic) very remote.

3.Active fault rupture is unlikely to occur at the project site.

4.Ground subsidence induced by liquefaction is estimated to be from 5.3 to 5.5 inches. Differential settlement may be estimated to be about 2.6 to 3.7 inches.

5.Potential hazards from slope instability, landslides, or debris flows are considered negligible.

GEO02312 recommended:

1.Because of the high potential of differential settlement from soil liquefaction, new structures should be either founded on:

a. Foundations that use grade beam footings to tie floor slabs and isolated columns to continuous footings, designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

b.Structural mats that are flat-plate or waffled and use either conventionally reinforced or post-tensioned tendons,

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.) (cont.)

RECOMMND

designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

2.The existing surface soil within the building areas should be overexcavated to 60 inches below existing grade or a minimum of 36 inches below the footing level (whichever is lower).

GEO No. 2312 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2312 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - PDP01437

RECOMMND

County Paleontological Report (PDP) No. 1437, submitted for this case (PUP00575R1), was prepared by Archaeological Associates and is entitled: "Pre-Construction Paleontological Survey Report for the 14.6 Acre Sanctuary of Our Lady of Guadalupe Roman Catholic Church, Mecca, Riverside County, California", dated February 6, 2013.

PDP01437 concluded:

1.On-site surface deposits consist of Quaternary and/or Recent alluvium of low paleontologic sensitivity.

2.The project site may also be underlain by Late Pleistocene to Holocene distal alluvial fan and lacustrine Pleistocene Lake Cahuilla deposits of moderate to high paleontologic sensitivity.

3.All adverse impacts to paleontological resources as a result of construction grading can be reduced to insignificant levels provided the mitigation measures presented in PDP01437 are implemented.

PDP01437 recommended:

LIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - PDP01437 (cont.)

RECOMMND

1. Prior to issuance of a grading permit, the project applicant shall direct a County approved vertebrate paleontologist to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for County review and approval.

2. The County approved vertebrate paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of encountered fossils.

3. Salvage operations should be initiated and coordinated with the developer if significant concentrations of fossils are encountered during grading.

4. A Final Report will be prepared for submission to the Riverside County Planning Department.

5. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

PDP01437 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01437 is hereby accepted for PUP00575R1). A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and submitted prior to issuance of grading permits as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 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;

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

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

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

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

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

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

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

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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

10.PLANNING. 6 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. 7 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 8 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. 9 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 7:00 a.m. to 10 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 12 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), Religious Institutions at 1 parking space for every 3 fixed seats. There is a total of 1100 fixed seats in the proposed church, resulting in 366 required parking spaces. The project provides a total of 485 parking spaces. The use of the classrooms shall not occur at the same time as functions are being held at the church building, ich wil As a requirement, the use of the classrooms shall not occur at the same time as functions are being held at the church building.

10.PLANNING. 14 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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO USE PRPSED LIMIT

RECOMMND

The undeveloped portion of the property, as shown on Exhibit A, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 20 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. 24 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.

The project shall also comply with the recommendations identified in the Industrial Hygiene letter dated January 31, 2013 as follows:

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

2.Whenever a construction site is within one-quarter 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

7:00 a.m. during the months of October through May.
Exceptions to these standards shall be allowed only with the written consent of the building official.
3.All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4.During construction, best efforts should be made to locate stockpiling and/or vehicle staging are as far as practicable from existing residential dwellings.
5.A five foot high barrier should be constructed around the condenser units of the church building.

10.PLANNING. 27 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. 28 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. 33 USE - ORD 875 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

(as amended at Planning Commission meeting on 7/17/13)

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - PERMIT SIGNS

RECOMMND

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

10.PLANNING. 37 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.

10.PLANNING. 38 USE - CLASSROOM OPERATIONS

RECOMMND

Based on the parking requirements, the use of the classrooms shall not occur at the same time when there is a function at the main church building. Classroom activities has been specified by the applicant as catechism classes, bible study, youth group, women's group, prayer group, and will occur after business hours from 5:30 p.m. to 9:00 p.m.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

10. GENERAL CONDITIONS

10.TRANS. 2 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 3 USE - FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to construct a sanctuary and an additional parking lot on 11.2 acres (APN 727-112-018). This project lies within the limits of the Mecca area on the east side of Dale Kiler and south of 7th Street. The Mecca area has a requirement for new developments to retain 100 percent of the incremental runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the incremental increase shall be required as part of the drainage improvements for this project.

10.TRANS. 4 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 5 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Fashad.

10.TRANS. 6 USE - DRAINAGE PROTECTION RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e. concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows. "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 7 USE - CONDITIONS TO REMAIN RECOMMND

All of the conditions for PUP00575S4, remains in effect if no building permit requested by January 1, 2015.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

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.

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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

EPD DEPARTMENT

60.EPD. 1 -NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to any grading permit or removal of existing trees on the project site. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird clearance survey. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review prior to issuance of any grading permit. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 -NESTING BIRD SURVEY (cont.) RECOMMND

nesting cycle is complete. If you have any questions about this condition please contact EPD directly at 951-955-6892

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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".

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. 3 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) (cont.) RECOMMND

Parcel Nos. 727-112-017 and 727-112-018.

60.PLANNING. 5 USE - COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 575R1, 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.

60.PLANNING. 11 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated October 10, 2012.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

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

60.TRANS. 1 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on-site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 2 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 USE - SUBMIT PLANS 2 RECOMMND

Per letter dated October 10, 2012, the project proponent shall submit plans for grading to Coachella Valley Water District for review and approval. This review is to resolve conflicts with the private drainage facilities of Tile Drain 344.

60.TRANS. 5 USE - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1 USE - EROSION CONTROL (cont.)

RECOMMND

be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain all required building permits (Including demolition permits) from the building department prior to any construction or placement of equipment on the property.

All buildings, structures, trash enclosures, walls, playgrounds, etc... shall be provided each with separate building permit numbers. Light standards may grouped not exceeding ten per building permit. A separate building permit will be required for the on site water and sewer plan.

All interior and exterior parts of the project shall comply with current accessibility and A.D.A. requirements. All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances. Please be aware the that the new 2013 California Building Code adoption is expected to take effect on January 1st, 2014.

All building department plan submittal and fee requirements shall apply.

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK

RECOMMND

The current conditional approval is for the proposed construction of a new 16,043 square foot church building and the demolition/removal of the existing sprung structure placed per permit number BNR070287.

PERMIT ISSUANCE:

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction, or installation on the property.

DEMOLITION PERMIT:

The applicant shall obtain the required demolition permit prior to the removal of the existing sprung

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - BUILD & SAFETY PLNCK (cont.)

RECOMMND

structure.

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:

The applicant shall include the following information to be included within the building department building plan review with regards to 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.

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.

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

INEFFECT

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

INEFFECT

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."

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. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

When applicable, plans shall include the following components:

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 7 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. 10 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.5 is satisfied, this condition shall be considered MET.

80.PLANNING. 11 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

(as modified by the Planning Commission dated 6/19/13)

80.PLANNING. 12 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Coachella Valley Recreation and Park District County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 19 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 20 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. 21 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Public Use Permit No. 575R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

(condition deleted at Planning Commission meeting 7/17/13)

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LANDSCAPING ADDITIONS

RECOMMND

Additional landscape planters, as shown in Exhibit A dated 6/26/13 shall be shown in all landscaping plans and constructed. Specifically, the continuation of landscape planter along Seventh Street in between Dale Kiler Road and the project's driveway, and landscape planters in between parking stalls located along the project's southern property line.

(as modified by the Planning Commission dated 6/19/13)

TRANS DEPARTMENT

80.TRANS. 1 USE - STREETLIGHT PLAN

RECOMMND

Separate street light plan is required for this project. Street lighting along public County maintained roads shall be located at intersections only as approved by the Transportation Department and shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard. Street lighting along private streets shall be as approved by the Transportation Department.

80.TRANS. 1 USE - TUMF

RECOMMND

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

80.TRANS. 2 USE - LANDSCAPING COMM/IND

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 plans shall be designed within Dale Kiler Road, 7th Street and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division.

80.TRANS. 2 USE- R-O-W DEDICATION/VACATION RECOMMND

Existing road right-of-way along 6th Street from Dale Kiler Road easterly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

Sufficient public street right-of-way along Seventh Street, shall be conveyed for public use to provide for a 45-foot part-width right-of-way, including standard corner cut-back.

Existing road right-of-way along Home Avenue from Seventh Street southerly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

80.TRANS. 3 USE - IMP PLANS RECOMMND

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

80.TRANS. 3 USE - DRAINAGE EASEMENT RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows: "Drainage Easement - no

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - DRAINAGE EASEMENT (cont.) RECOMMND

building, obstructions, or encroachments are allowed."

80.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

Signing and striping plan shall be required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

An electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 6 USE - EXISTING MAINTAINED RECOMMND

Dale Kiler Road along project boundary which is a paved County maintained road designated as a local street shall be improved with 6-inch concrete curb-and-gutter, located 18' feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (36'/60') modified.

NOTE: A 5-foot sidewalk shall be constructed adjacent to curb line within the 10-foot parkway.

The following street improvement shall be designed and installed as approved by the Transportation Department.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - EXISTING MAINTAINED (cont.)

RECOMMND

65th Street shall be improved with 24-feet of asphalt concrete pavement within a 30-foot half-width dedicated right-of-way in accordance with the County Standard as shown on Exhibit A-1.

7th Street shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

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.

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

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.

90.BS GRADE. 5 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. 6 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

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-#012-PUB TYP BUILD

RECOMMND

PUBLIC TYPE BUILDINGS

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

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

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOM

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

90.FIRE. 6 USE-#36-HOOD DUCTS RECOMMND

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

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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 7 FINAL INSPECTION

RECOMMND

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

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

FLOOD RI DEPARTMENT

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, e-mail 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 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.) RECOMMND

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.

90.FLOOD RI. 5 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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP 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 Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 485 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. 6 USE - ACCESSIBLE PARKING RECOMMND

A minimum of 14 accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING (cont.) RECOMMND

parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 13 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 14 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 - FENCE REQUIRED RECOMMND

A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. The required fence shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

(as modified by the Planning Commission dated 6/19/13)

90.PLANNING. 17 USE - TRASH ENCLOSURES RECOMMND

1 trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - TRASH ENCLOSURES (cont.)

RECOMMND

permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [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. 18 USE - REMOVE EXISTING CHURCH

RECOMMND

The existing temporary church building shall not be used for any reason after certificate of occupancy for the new church building has been granted and shall be removed within 90 days thereafter.

(as modified by the Planning Commission dated 6/19/13)

90.PLANNING. 21 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 25 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 14.3 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to

07/17/13
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - SKR FEE CONDITION (cont.)

RECOMMND

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. 26 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. 29 USE - ORD 875 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 575R1 is calculated to be 10.3 gross acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

(as amended at the Planning Commission meeting 7/17/13)

90.PLANNING. 30 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

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 575R1 has been calculated to be 14.3 gross 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.

TRANS DEPARTMENT

90.TRANS. 1 USE- R-O-W DEDICATION/VACATION

RECOMMND

Prior to building final inspection, existing public street right-of-way along 6th Street, shall be vacated as shown on Exhibit A-1.

Prior to building final inspection sufficient public street right-of-way along 7th Street shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cut-back.

Prior to building final inspection, existing public street right-of-way along Home Avenue shall be vacated as shown on Exhibit A-1.

90.TRANS. 2 USE - RETENTION BASIN

RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

07/17/13
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE-STREET,DRAINAGE IMP.COMPLE

RECOMMND

All street, drainage improvements including the construction of drainage swales, storm drains, inlet structures, lighting, landscaping and retention systems are required to be completed prior to occupancy.

90.TRANS. 4 USE - OWNER MAINT. NOTICE

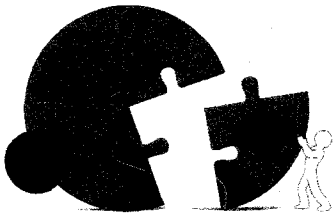
RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, surface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. This maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 5 USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and notes as follows: "Drainage Easement - no building, obstructions, or encroachments are allowed."



Carolyn Syms Luna

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 16, 2013
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **July 17, 2013 Planning Commission meeting for Agenda Item ■■ Public Use Permit No. 575R1**

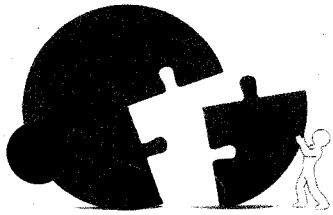
1. All modifications proposed in the June 19, 2013, Planning Commission meeting update memo has been incorporated into the staff report package.
2. The project's site plan has been updated to include (see revised Exhibit A dated 6/28/13):
 - a. landscape planter strip between Dale Kiler Road and the project's driveway on Seventh Street,
 - b. landscape planters in between parking stalls located along the southern property line,
 - c. tubular steel/wrought iron fencing on the project's southern property line adjacent to the parking area, and
 - d. widen street right-of-way on Seventh Street.
3. The project's building elevations has been updated to include dormers on the side of the building's roof, and a change in one of the proposed stucco colors (see revised Exhibit B dated 6/26/13).
4. The project's floor plan has been updated to match the new building elevation revealing dormers on the side of the building's roof (see revised Exhibit C dated 6/26/13).
5. Added Exhibit T (Transportation), dated 6/28/13 to the staff report package which shows the revised right-of-way of Seventh Street.
6. Conditions of approval is deleted by the following:
 - a. 80.PLANNING.22. PARCEL MERGER REQD (2). Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018.
7. Conditions of approval is added by the following:
 - a. 80.PLANNING.23. LANDSCAPE ADDITIONS. Additional landscape planters, as shown in Exhibit A dated 6/26/13 shall be shown in all landscaping plans and constructed. Specifically, the continuation of landscape planter along Seventh Street in between Dale Kiler Road and the project's driveway, and landscape planters in between parking stalls located along the project's southern property line.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

**Memo For July 17, 2013 Planning Commission meeting for Agenda Item 3-2
[Public Use Permit No. 575R1]**

8. Conditions of approval is modified by the following:
- a. 10.EVERY.3. DEFINITIONS. The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 575R1 shall be henceforth defined as follows:
APPROVED EXHIBIT A = PUBLIC USE PERMIT NO. 575R1
EXHIBIT A, Amended No.1, dated 6/28/13
EXHIBIT B, dated 6/26/13
EXHIBIT C, dated 6/26/13
EXHIBIT T, dated 6/28/13
 - b. 10.PLANNING.33. ORD. 875 O S FEE (1). In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Eastern Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area", which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.
 - c. 90.PLANNING.29. ORD. 875 O S FEE (2). Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The project area for the Public Use Permit No. 575R1 is calculated to be 10.3 gross acres. In the event Riverside County Ordinance 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
 - d. 80.PLANNING.11. FENCING PLAN REQUIRED. A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. This plan shall require anti-graffiti coatings on fences and walls, where applicable.
 - e. 90.PLANNING.15. FENCE REQUIRED. A minimum 6 foot high decorative tubular steel/wrought iron fencing shall be constructed along the southern property line adjacent to the parking stalls. The required fence shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.



Carolyn Syms Luna

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 18, 2013
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **June 19, 2013 Planning Commission meeting for Agenda Item 3-5 Public Use Permit No. 575R1**

1. The staff report project description is being recommended for modification: *The existing church building will not be used once the new proposed church building has been issued a certificate of occupancy. The existing church building will be removed no more than 90 days thereafter.*
2. Conditions of approval is modified by the following:
 - 90. PLANNING. 15. Fence Required. *A minimum 6 foot high decorative tubular steel fence shall be constructed along the project perimeter.*
 - 90. PLANNING. 18. Remove of Existing Church. *The existing temporary church building shall not be used for any reason after certificate of occupancy for the new church building has been granted and shall be removed within 90 days thereafter.*
3. The staff report is modified by the following:
 - a. Include abbreviated zoning and general plan land use designation references.
 - b. Remove finding 1.b. *The proposed use is permitted in Ordinance No. 348, Section 6.1.e.(1) One Family Dwelling zoning classification, with a public use permit.*
 - c. Merge finding 2 with finding 1. *The project site is designated Community Development: Medium Density Residential in the Eastern Coachella Valley Area Plan. The proposed use, a church facility, is consistent with the Medium Density Residential land use designation.*
 - d. Merge finding 5 with finding 4a. *The zoning for the subject site is One Family Dwelling (R-1). The proposed use, a church facility, is a permitted use subject to approval of the public use permit in the One Family Dwelling (R-1) zone.*
 - e. Revise finding 9 to reference correct CEQA Section 15070. *Pursuant to CEQA Guidelines 15070, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment because all potentially significant effects have been adequately analyzed in the negative declaration Environmental Assessment No. 42541 pursuant to applicable legal standards.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Palm Desert, California 92211
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LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 25, 2012

TO:

Riv. Co. Transportation Dept.- Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department- Palm Desert
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
Riverside Transit Agency
Sunline Transit Agency
Riv. Co. Sheriff's Dept.- Thermal/Mecca
Riv. Co. Waste Management Dept.
EDA – Redevelopment
Mecca Community Council

4th District Supervisor
4th District Planning Commissioner
Caltrans #8
Eastern Information Center - UCR
Coachella Valley Water District
Coachella Valley School District
Southern California Edison
Southern California Gas Co.
Verizon

PUBLIC USE PERMIT NO. 575, REVISED NO. 1 – EA42541 – Applicant: Diocese of San Bernardino - Engineer/ Representative: William McKeever – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC min) - Location: Northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Ave – 11.21 Gross Acres - Zoning: One Family Dwellings 1 Acre min (R-1) – **REQUEST:** An expansion to the existing church facility which includes a new 24,207 sq.ft. church, a 13,000 sq.ft. social hall, and 7,000 sq.ft. of class rooms in 4 phases. APN(s): 727-112-017 & -018 Related Case(s): PUP00575, PUP00575S1, S2, S3, & S4

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 18, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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 **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@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.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

January 31, 2013

TO: Paul Rull, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Public Use Permit No. 575R1

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers. However, they still need to follow:

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 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

Please contact Steven Hinde if you have any questions.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 10, 2012

File: 0163.1
0421.1
0721.1
070908-4

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Rull:

Subject: PUP 575, Revision No. 1

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the Development Plans as lots and/or easements to be deeded to CVWD for such purpose.



Paul Rull
Riverside County
Planning Department

2

October 10, 2012

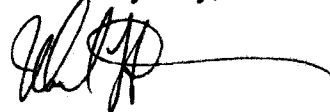
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request Riverside County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the Private facilities and associated right-of-way and provided Riverside County with written confirmation that there is no interference. The Private conflicts include but are not limited to Tile Drain 344.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

cc: Charles Brown Architect
4049 Almond Street, Suite 201
Riverside, CA 92501

JC:cheng/sw\12\Oct\PUP 575-rev

ec: Tommy Fowlkes
Joe Cook
Tesfaye Demissie

JC:ch\eng\sw\12\Oct\PUP 575-rev

MECCA COMMUNITY COUNCIL



& County Service Area 97

(Created by the Board of Supervisors April 2, 1991)

**PUBLIC NOTICE AND
REVISED AGENDA**

Mecca Community Library

91-260 Avenue 66

Mecca, California 92254

Wednesday, October 17, 2012 at 6:00 pm

In accordance with the requirements of the California Code, Section 59454.2, this Agenda is posted not less than 72 hours prior to the meeting date and time noted above.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Swear in new Councilmember, Carmen Palomar
5. Approval of Minutes
6. Rotation of Officers

7. **NEW BUSINESS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
 - A. **Project Name/Description:** The conditional use permit proposes to construct and operate a travel center/truck stop to include auto/truck fueling, car/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine and grocery items with 3 drive-thru restaurants and one sit down restaurant. Offsite access is along Buchanan Street to the west.
APN: 727-100-024 – Concurrent Cases: CZ07710, PM36204 (to be withdrawn), CFG05520 – Related Case: PAR01093
Conditional Use Permit: #3623, Amended #3: EA42166
Location: Northerly of Avenue 66 (Hwy 195), southerly of Avenue 65, easterly of Buchanan Street, westerly of Hwy 86; across from AM/PM
Zoning: Light agriculture, 5 acre minimum (A-1-5)
Commercial Project: Total building square footage is approximately 39,000 square feet with maximum building height of 28 feet and 203 overall parking spaces
Contact Information: Applicant: Ino Cruz, Engineer: Absolute Design Methods, 951-280-3833, ino@intmgmt.com; Jay Olivas, Project Planner: 951-955-1195, jolivas@rctlma.org

 - B. **Project Name/Description:** San Cristobal Migrant Farm Worker Mobile Home Park – an 84-space migrant agricultural worker mobile home park with community center and day care facility.
Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street – 25 gross acres.
Zoning: Heavy Agriculture – 20 acre minimum and controlled development areas
Request Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture
Conditional Use Permit: No. 3497, revised permit No. 1 proposes to modify previously approved farm labor camp (un-built) by allowing up to 160 people in dormitories with community building and on-site manager's quarters.
Related cases: GPA00784; CZ07285;
APN: 729-050-002
LDC Meeting Date: October 18, 2012
Contact Information: Jay Olivas, Project Planner, at 951-955-1195

C. **Project Name/Description:** Sanctuary of Our Lady of Guadalupe Catholic Church.
Request: An expansion to the existing church facility which includes a new 24,207 sq. ft. church, a 13,000 sq. ft. social hall and 7,000 sq. ft. of classrooms in 4 phases
Location: Northerly of 6th Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Avenue
Case No: PUP00575R1; Related cases PUP00575, PUP00575S1, S2, S3 and S4
APN(s): 727-112-017 and 018.
LDC Meeting Date: October 18, 2012
Contact Information: Charles Brown, Architect, 951-683-6222; cbrown@cbarchitect.org

8. **STAFF REPORTS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
- A. EDA – Citizen's Participation Meeting for the Community Development Block Grant Program (CDBG) – Michelle Davitt
 - B. SCVCSD – Trashbusters 2012 event on Saturday, November 10th
 - C. TLMA –
 - 1. Mojahed Salama to address signal issue on Highway 86 and Avenue 66
 - 2. Roundabout update
 - D. Sheriff Department
 - E. Fire Department
 - F. 4th District Supervisor, John J. Benoit, representative – Leticia De Lara

9. **PUBLIC COMMENTS:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. As determined by the chair, speakers may be deferred until a related agenda item is taken for the Council's consideration. Please limit your remarks to 3 minutes.

10. **COUNCILMEMBERS' REPORTS AND CORRESPONDENCE:**

11. **AGENDA ITEMS FOR NEXT MEETING:**

12. **ADJOURN:** Next meeting – November 14, 2012

Riverside County 4th District Website: www.RivCo4.org

Jaime Gonzales, Chair
(760) 578-4321

Cipriano Montes, Secretary
(760) 578-1629

Maria Machuca
(760)702-2733

Nachhattar Chandi
(760) 578-3312

Accommodations under the Americans with Disabilities Act are available upon request. Please contact Leticia De Lara at 760-863-8211, or email at ldelara@rcbos.org, 72 hours before meeting, from 7:30am to 6:00pm, Monday through Thursday.

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Mecca Address:
Meeting date: Oct. 17, 2012 Cross streets: North of 6th St + South of 7th
easterly of Dale Kiler Road, W of Home
Project name: Our Lady of Guadalupe Church Parcel number(s): 727-112-017 + 018
Case number:

Advisory Action: Support NOT Support Abstain Absent Continue to

Advisory Motion
Motion to approve made by Maria Machuca,
Second by Jaime Gonzales. Unanimous approval 4-0.
absent - Nachhattar Chandi

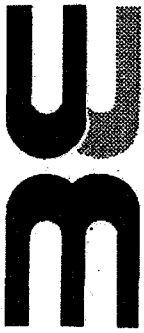
Advisory Discussion, Comments and Recommendations
1. Want to ensure that Mecca design guidelines
are adhered to.
2. Make sure there is sufficient parking.

Date: 11-13-12 Signature: Leticia De Lara

Print name and title: Supervisor John Benat's liaison to Mecca CC.

Supervisor's Comments
None

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



W. J. McKeever Inc.
Civil Engineering

May 22, 2013

County of Riverside
Planning Department

Attn: Paul Rull
Re: PUP00575R1

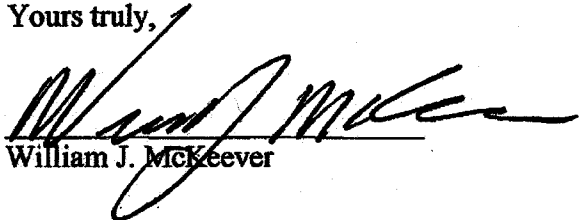
Mr. Rull:

The project description of the Sanctuary of Our Lady of Guadalupe PUP00575R1 referenced above has changed as follows:

The addition of 16,043 SF Church with required site improvements in 1 phase

If you need any additional information, please let us know.

Yours truly,



William J. McKeever



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: Worship Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 6.1 e(1)

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: PMPD057SR1 DATE SUBMITTED: 9/10/12

APPLICATION INFORMATION

Applicant's Name: Diocese of San Bernardino E-Mail: dmeier@sbdioocese.org

Mailing Address: 1201 E. Highland Avenue
San Bernardino, CA 92404
City State ZIP

Daytime Phone No: (909) 475-5052 Fax No: ()

Engineer/Representative's Name: William McKeever E-Mail: office@wjmckeeperinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Colton, CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: same as applicant E-Mail:

Mailing Address:
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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

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

EA 42541 CP605914

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.

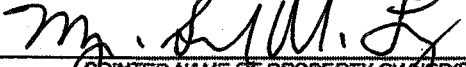
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David E. Meier 
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.


Ms. S.M. L. PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
MSGR. Gerard M. Wozz. 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): 727-112-018-5 & 727-112-017-4

Section: 8 Township: 7 S Range: 9 E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.21 Ac

General location (nearby or cross streets): North of 6th Street, South of 7th Street, East of Dale Kiler Rd, West of Wolf Drive

Thomas Brothers map, edition year, page number, and coordinates: 5592 G-6 2007

Project Description: (describe the proposed project in detail)

Addition of 22,293 SF Church, 13,000 SF Social Hall, 7,000 SF of class rooms and a 1,919 SF chapel with required site improvements in 4 phases

Related cases filed in conjunction with this application:

Street right of way vacation application for portions of 6th Street, 7th Street and Home Avenue

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

If yes, provide Case No(s). Substantial Conformance PUP 0057553 (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: _____

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: 21,000 CY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/11/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PUP00575R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

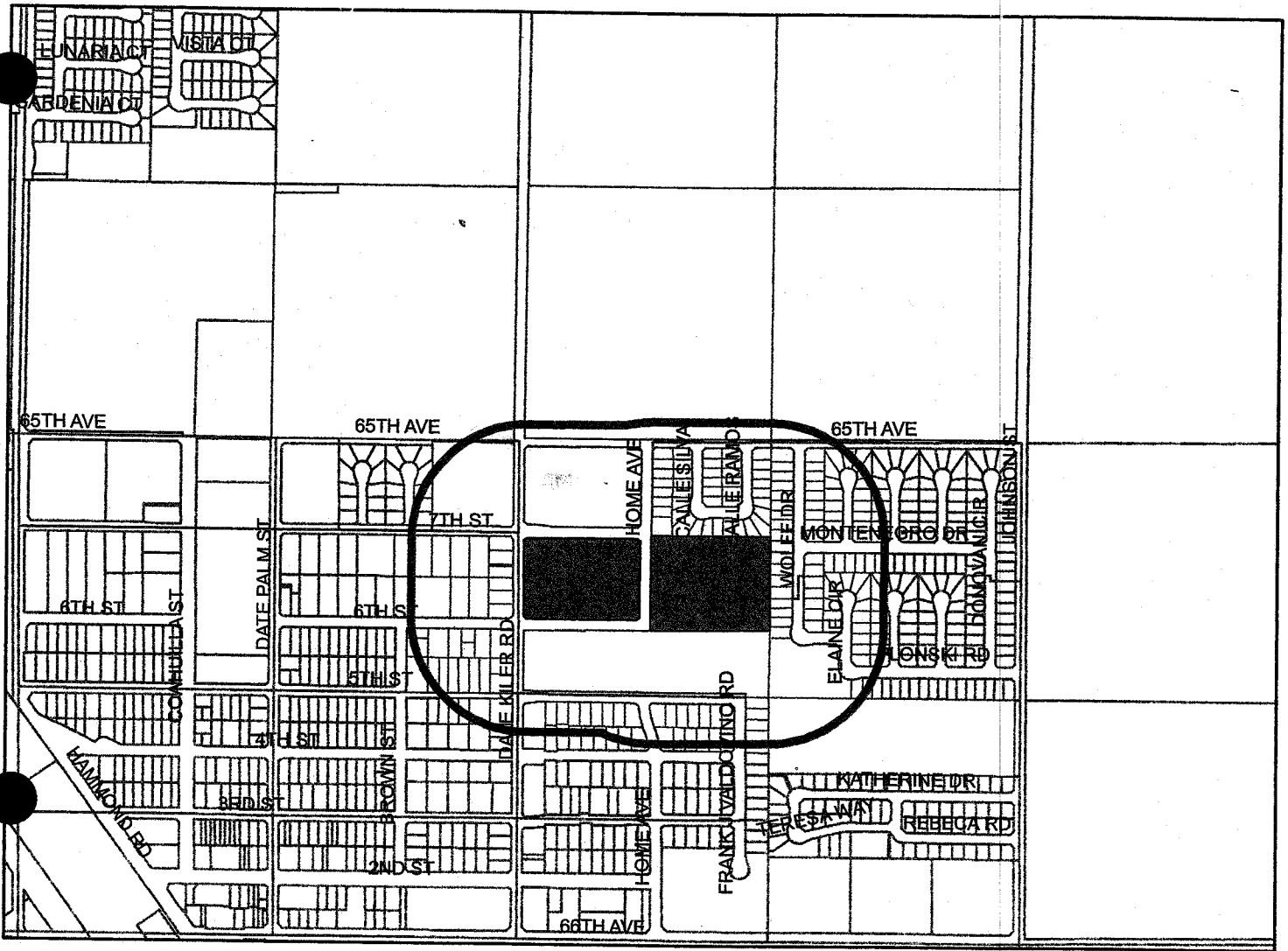
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00575R1 (600 feet buffer)



Selected Parcels

727-381-015	727-383-014	727-372-015	727-383-026	727-151-021	727-202-013	727-391-026	727-371-021	727-372-004	727-372-021
727-391-012	727-391-010	727-153-003	727-153-017	727-372-061	727-372-022	727-383-023	727-201-039	727-372-002	727-382-005
727-153-005	727-392-005	727-391-001	727-204-007	727-202-014	727-382-013	727-391-011	727-383-007	727-151-009	727-383-029
727-153-004	727-383-015	727-151-012	727-151-039	727-151-034	727-382-012	727-372-006	727-340-024	727-391-030	727-340-020
727-340-021	727-340-022	727-340-023	727-371-018	727-220-010	727-151-010	727-391-009	727-372-019	727-391-002	727-381-012
727-153-020	727-392-004	727-202-011	727-382-010	727-153-007	727-391-020	727-391-007	727-153-006	727-372-011	727-201-038
727-202-007	727-391-008	727-372-020	727-392-001	727-382-011	727-391-021	727-153-015	727-153-016	727-372-018	727-201-044
727-201-035	727-392-002	727-383-005	727-381-014	727-391-005	727-382-009	727-151-007	727-372-003	727-151-036	727-381-017
727-392-008	727-151-023	727-130-017	727-202-010	727-392-007	727-151-026	727-372-001	727-391-023	727-381-018	727-391-017
727-391-016	727-372-008	727-372-009	727-172-006	727-383-004	727-391-027	727-381-011	727-392-006	727-204-009	727-201-037
727-172-012	727-391-003	727-204-010	727-153-011	727-382-003	727-383-002	727-372-012	727-372-013	727-391-013	727-202-009
727-202-012	727-383-019	727-151-022	727-201-033	727-371-023	727-383-021	727-201-036	727-201-042	727-383-032	727-172-003

First 120 parcels shown



830 415 0 830 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: 727111009, APN: 727111009
BOBBIE BOZICK, ETAL
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

ASMT: 727151009, APN: 727151009
MARIA AGUILAR, ETAL
P O BOX 1225
MECCA CA 92254

ASMT: 727112021, APN: 727112021
VILLAS HOUSING ASSOC
45701 MONROE ST NO G PLZ 1
INDIO CA 92201

ASMT: 727151010, APN: 727151010
CONCEPCION MANN
P O BOX 211
MECCA CA 92254

ASMT: 727112024, APN: 727112024
TRAVELER PROP
P O BOX 696
MECCA CA 92254

ASMT: 727151020, APN: 727151020
MARGARITA ALVAREZ, ETAL
P O BOX 1756
MECCA CA 92254

ASMT: 727130017, APN: 727130017
HOUSING AUTHORITY OF COUNTY OF RIVERS
5555 ARLINGTON AVE
RIVERSIDE CA 92504

ASMT: 727151021, APN: 727151021
MARIA GONZALEZ, ETAL
P O BOX 625
MECCA CA 92254

ASMT: 727151006, APN: 727151006
RAQUEL RIVERA, ETAL
P O BOX 918
MECCA CA 92254

ASMT: 727151022, APN: 727151022
JOSE PADILLA
91450 6TH ST
MECCA, CA. 92254

ASMT: 727151007, APN: 727151007
GERARDO SERRATO
P O BOX 2395
MECCA CA 92254

ASMT: 727151023, APN: 727151023
HILDA ACOSTA
C/O CELIA ACOSTA
2301 ANDRADE AVE APT 236
CALEXICO CA 92231

ASMT: 727151008, APN: 727151008
ELIZABETH ZAMUDIO, ETAL
P O BOX 1696
MECCA CA 92254

ASMT: 727151026, APN: 727151026
IQBAL AHMED
4507 WHEELER AVE
LA VERNE CA 91750

ASMT: 727151027, APN: 727151027
SILVINA ASTORGA
65265 DALE KILER RD
MECCA, CA. 92254

ASMT: 727153005, APN: 727153005
AUGUSTINE ESTRADA
P O BOX 544
MECCA CA 92254

ASMT: 727151034, APN: 727151034
CARMEN IRIART
88751 AVENUE 64
THERMAL CA 92274

ASMT: 727153006, APN: 727153006
EMILIO CAMADDO
P O BOX 671
MECCA CA 92254

ASMT: 727151035, APN: 727151035
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 727153007, APN: 727153007
ELENA ALONZO
P O BOX 836
MECCA CA 92254

ASMT: 727151036, APN: 727151036
GLORIA GONZALEZ
85446 AVENUE 52
COACHELLA CA 92236

ASMT: 727153008, APN: 727153008
M D HILDA, ETAL
P O BOX 501
MECCA CA 92254

ASMT: 727151039, APN: 727151039
CARLOS VIEYRA
P O BOX 788
MECCA CA 92254

ASMT: 727153011, APN: 727153011
MARIA CERVANTES, ETAL
P O BOX 1261
MECCA CA 92254

ASMT: 727153002, APN: 727153002
ANTONIO LOMBOY, ETAL
P O BOX 561
MECCA CA 92254

ASMT: 727153014, APN: 727153014
MAGDALENA HOLSTER
50230 VISTA MONTANA CT
INDIO CA 92201

ASMT: 727153004, APN: 727153004
CARLOS POMPA
83110 ELLA AVE
THERMAL CA 92274

ASMT: 727153016, APN: 727153016
FRANK VALDOVINO, ETAL
P O BOX 666
MECCA CA 92254

ASMT: 727153017, APN: 727153017
ANTONIO SANCHEZ
91460 5TH ST
MECCA, CA. 92254

ASMT: 727172007, APN: 727172007
MARIO GONZALEZ
P O BOX 305
MECCA CA 92254

ASMT: 727153018, APN: 727153018
ASUNCION GOMEZ, ETAL
P O BOX 1425
MECCA CA 92254

ASMT: 727172011, APN: 727172011
NOEL ORTIZ
P O BOX 82
THERMAL CA 92274

ASMT: 727153019, APN: 727153019
GLORIA GARCIA, ETAL
P O BOX 2038
MECCA CA 92254

ASMT: 727172012, APN: 727172012
DORA BOLANOS, ETAL
P O BOX 682
MECCA CA 92254

ASMT: 727153020, APN: 727153020
DAVID ESCOBAR
P O BOX 1117
COACHELLA CA 92236

ASMT: 727201025, APN: 727201025
MOISES ANDRADE, ETAL
P O BOX 705
MECCA CA 92254

ASMT: 727172003, APN: 727172003
JOSEFINA GALINDO
P O BOX 725
COACHELLA CA 92236

ASMT: 727201033, APN: 727201033
ESTELA PEREZ, ETAL
P O BOX 1153
MECCA CA 92254

ASMT: 727172004, APN: 727172004
IRENE GALINDO, ETAL
P O BOX 1099
MECCA CA 92254

ASMT: 727201034, APN: 727201034
PAULA CORRALES, ETAL
P O BOX 389
THERMAL CA 92274

ASMT: 727172006, APN: 727172006
JESUS CANO
P O BOX 792
MECCA CA 92254

ASMT: 727201035, APN: 727201035
MARIA RUIZ, ETAL
P O BOX 397
MECCA CA 92254

ASMT: 727201036, APN: 727201036
RAMONA RUBIO, ETAL
P O BOX 1698
MECCA CA 92254

ASMT: 727201043, APN: 727201043
MARTHA LUA, ETAL
P O BOX 1904
MECCA CA 92254

ASMT: 727201037, APN: 727201037
MARIA ALVARADO, ETAL
P O BOX 596
THERMAL CA 92274

ASMT: 727201044, APN: 727201044
AMALIA OSUNA, ETAL
P O BOX 2091
MECCA CA 92254

ASMT: 727201038, APN: 727201038
MARIA CHAIDEZ, ETAL
P O BOX 1760
MECCA CA 92254

ASMT: 727201045, APN: 727201045
MARTHA AVALOS, ETAL
P O BOX 2070
MECCA CA 92254

ASMT: 727201039, APN: 727201039
LIDIA LOPEZ, ETAL
P O BOX 1947
MECCA CA 92254

ASMT: 727201051, APN: 727201051
FRANCISCA LEAL, ETAL
P O BOX 1824
MECCA CA 92254

ASMT: 727201040, APN: 727201040
VICTORIA CABRERA
P O BOX 1199
MECCA CA 92254

ASMT: 727201053, APN: 727201053
ALICE ZARATZIAN, ETAL
767 DORADO DR
SANTA BARBARA CA 93111

ASMT: 727201041, APN: 727201041
REYNALDA PANTOJA, ETAL
P O BOX 906
THERMAL CA 92274

ASMT: 727202005, APN: 727202005
MARIA ANGULO, ETAL
P O BOX 1962
MECCA CA 92254

ASMT: 727201042, APN: 727201042
MARIANA SANCHEZ, ETAL
P O BOX 1043
MECCA CA 92254

ASMT: 727202006, APN: 727202006
EULALIA PEREZ, ETAL
P O BOX 1944
MECCA CA 92254

ASMT: 727202007, APN: 727202007
MARIA MAJANO, ETAL
P O BOX 2103
MECCA CA 92254

ASMT: 727202014, APN: 727202014
NARCISO REYES, ETAL
P O BOX 1029
MECCA CA 92254

ASMT: 727202008, APN: 727202008
MARIA LARA
P O BOX 2183
MECCA CA 92254

ASMT: 727202015, APN: 727202015
ROBERT MUELA
85235 AVENUE 54
THERMAL CA 92274

ASMT: 727202009, APN: 727202009
LUZ HERRERA, ETAL
P O BOX 457
MECCA CA 92254

ASMT: 727202016, APN: 727202016
MARTIN HERNANDEZ
15884 SADDLE CT
FOUNTAIN VALLEY CA 92708

ASMT: 727202010, APN: 727202010
IGNACIO SALINAS
P O BOX 1856
MECCA CA 92254

ASMT: 727202017, APN: 727202017
CANDERLARIA IBARRA, ETAL
P O BOX 2034
MECCA CA 92254

ASMT: 727202011, APN: 727202011
ELVIRA RIOS, ETAL
P O BOX 173
MECCA CA 92254

ASMT: 727204007, APN: 727204007
CECILIA MEZA, ETAL
P O BOX 2031
MECCA CA 92254

ASMT: 727202012, APN: 727202012
TERESA LINARES, ETAL
P O BOX 1057
MECCA CA 92254

ASMT: 727204008, APN: 727204008
GUADALUPE SOTELO, ETAL
P O BOX 155
MECCA CA 92254

ASMT: 727202013, APN: 727202013
TERESA PEREZ, ETAL
P O BOX 1293
MECCA CA 92254

ASMT: 727204009, APN: 727204009
ESTER ALMAZAN, ETAL
P O BOX 284
MECCA CA 92254

ASMT: 727204010, APN: 727204010
 ESPERANZA CEJA, ETAL
 P O BOX 927
 MECCA CA 92254

ASMT: 727371018, APN: 727371018
 PARK DIST, ETAL
 45305 OASIS ST
 INDIO CA 92201

ASMT: 727204011, APN: 727204011
 DARIA LOPEZ, ETAL
 P O BOX 1997
 MECCA CA 92254

ASMT: 727371020, APN: 727371020
 KRISTIN MARTINEZ
 65321 WOLFF DR
 MECCA, CA. 92254

ASMT: 727220010, APN: 727220010
 COACHELLA VALLEY UNIFIED SCHOOL DIST
 P O BOX 847
 THERMAL CA 92274

ASMT: 727371021, APN: 727371021
 ALVARO CAMARENA
 P O BOX 1683
 MECCA CA 92254

ASMT: 727340023, APN: 727340023
 PASEO DE LOS POETAS, ETAL
 1649 CAPALINA RD STE 500
 SAN MARCOS CA 92069

ASMT: 727371022, APN: 727371022
 LUIS CENTENO
 P O BOX 2049
 MECCA CA 92254

ASMT: 727340024, APN: 727340024
 COACHELLA VALLEY HOUSING CO
 45701 MONROE ST
 INDIO CA 92201

ASMT: 727372001, APN: 727372001
 ARACELI ESPINOZA, ETAL
 65379 ELAINE CIR
 MECCA, CA. 92254

ASMT: 727371016, APN: 727371016
 ALEJANDRA CASTRO, ETAL
 P O BOX 1323
 THERMAL CA 92274

ASMT: 727372002, APN: 727372002
 LUCIA CHAIDEZ, ETAL
 65357 ELAINE CIR
 MECCA, CA. 92254

ASMT: 727371017, APN: 727371017
 MARIA AGUILAR, ETAL
 51600 TYLER ST NO 44
 COACHELLA CA 92236

ASMT: 727372003, APN: 727372003
 IRMA FELIX, ETAL
 65335 ELAINE CIR
 MECCA, CA. 92254

ASMT: 727372004, APN: 727372004
ANA GARCIA
PO BOX 56
THERMAL CA 92274

ASMT: 727372011, APN: 727372011
EPIGMENIO ALVAREZ
P O BOX 1576
MECCA CA 92254

ASMT: 727372005, APN: 727372005
LIRIA VARGAS, ETAL
65291 ELAINE CIR
MECCA, CA. 92254

ASMT: 727372012, APN: 727372012
JOSE GARCIA
PO BOX 1507
MECCA CA 92254

ASMT: 727372006, APN: 727372006
CONSUELO FALOMIR, ETAL
PO BOX 1962
MECCA CA 92254

ASMT: 727372013, APN: 727372013
ANGELA CENTENO, ETAL
PO BOX 1617
MECCA CA 92254

ASMT: 727372007, APN: 727372007
MARIA VELASCO
PO BOX 1169
MECCA CA 92254

ASMT: 727372014, APN: 727372014
VICTOR TORRES
P O BOX 1555
MECCA CA 92254

ASMT: 727372008, APN: 727372008
VIVIANA MONTES, ETAL
PO BOX 881
MECCA CA 92254

ASMT: 727372015, APN: 727372015
LUDIVINA CEPEDA, ETAL
P O BOX 1022
MECCA CA 92254

ASMT: 727372009, APN: 727372009
MARIA BAUTISTA, ETAL
P O BOX 1044
MECCA CA 92254

ASMT: 727372016, APN: 727372016
MARTHA AYON, ETAL
65413 THELMA CIR
MECCA, CA. 92254

ASMT: 727372010, APN: 727372010
EMILIANA RAMOS, ETAL
P O BOX 1196
MECCA CA 92254

ASMT: 727372017, APN: 727372017
JUAN FLORES
P O BOX 263
MECCA CA 92254

ASMT: 727372018, APN: 727372018
MA BARROSO, ETAL
P O BOX 2370
MECCA CA 92254

ASMT: 727372061, APN: 727372061
ARACELI TORRES
P O BOX 938
MECCA CA 92254

ASMT: 727372020, APN: 727372020
ELVIRA NUNEZ, ETAL
65325 THELMA CIR
MECCA, CA. 92254

ASMT: 727372062, APN: 727372062
CIRENIA MONROY, ETAL
P O BOX 301
THERMAL CA 92274

ASMT: 727372021, APN: 727372021
ANA QUINTERO
65303 THELMA CIR
MECCA, CA. 92254

ASMT: 727381011, APN: 727381011
JOHANNA LECHUGA
74501 42ND AVE NO 168
PALM DESERT CA 92260

ASMT: 727372022, APN: 727372022
ARMANDO GUTIERREZ
P O BOX 767
COACHELLA CA 92236

ASMT: 727381012, APN: 727381012
YOLANDA GRANO, ETAL
91817 MONTENEGRO RD
MECCA, CA. 92254

ASMT: 727372058, APN: 727372058
MARGARITO ADAME
66700 MARTINEZ RD NO 8
THERMAL CA 92274

ASMT: 727381013, APN: 727381013
MARBELLA DIAZ
51807 SUNSET DR
COACHELLA CA 92236

ASMT: 727372059, APN: 727372059
GLORIA GARCIA, ETAL
P O BOX 401
MECCA CA 92254

ASMT: 727381014, APN: 727381014
MARIA HERNANDEZ, ETAL
P O BOX 974
COACHELLA CA 92236

ASMT: 727372060, APN: 727372060
UVALDINA LOAIZA, ETAL
44056 ARABIA ST NO 124
INDIO CA 92201

ASMT: 727381015, APN: 727381015
AGUSTIN TORRES
P O BOX 1673
MECCA CA 92254

ASMT: 727381016, APN: 727381016
MARIA RUIZ
P O BOX 1660
MECCA CA 92254

ASMT: 727382005, APN: 727382005
JASMIN GAMEZ, ETAL
85526 NILE LN
COACHELLA CA 92236

ASMT: 727381017, APN: 727381017
GLORIA HERNNADEZ
65250 WOLFF DR
MECCA, CA. 92254

ASMT: 727382006, APN: 727382006
SALVADOR VELASQUEZ
65189 WOLFF DR
MECCA, CA. 92254

ASMT: 727381018, APN: 727381018
LEONOR GARZA, ETAL
65272 WOLFF DR
MECCA, CA. 92254

ASMT: 727382007, APN: 727382007
RAFAEL DERUEDA
53838 CALLE SANBORN
COACHELLA CA 92236

ASMT: 727382001, APN: 727382001
ESTHER NAVARRO, ETAL
65299 WOLFF DR
MECCA, CA. 92254

ASMT: 727382008, APN: 727382008
SANDRA ESEBERRE, ETAL
91770 AVENUE 66 NO F102
MECCA CA 92254

ASMT: 727382002, APN: 727382002
HAYDEE DELGADO, ETAL
P O BOX 487
MECCA CA 92254

ASMT: 727382009, APN: 727382009
YESENIA DIAZ, ETAL
65123 WOLFF DR
MECCA, CA. 92254

ASMT: 727382003, APN: 727382003
HILDA ELIAS, ETAL
P O BOX 1138
MECCA CA 92254

ASMT: 727382010, APN: 727382010
MARIA LOPEZ, ETAL
83557 NICKELCREEK DR
COACHELLA CA 92236

ASMT: 727382004, APN: 727382004
GUILLERMINA SANCHEZ, ETAL
51550 TYLER ST NO C204
COACHELLA CA 92236

ASMT: 727382011, APN: 727382011
JULIA MENDEZ, ETAL
P O BOX 1754
MECCA CA 92254

ASMT: 727382012, APN: 727382012
CECILIA TAFOYA
46434 JASMIN LN
INDIO CA 92201

ASMT: 727383005, APN: 727383005
GABRIEL CASTILLO
88740 AVENUE 70 NO 119
THERMAL CA 92274

ASMT: 727382013, APN: 727382013
BERNARDINO RODRIGUEZ
P O BOX 479
THERMAL CA 92274

ASMT: 727383006, APN: 727383006
ANA BAUTISTA, ETAL
P O BOX 1039
MECCA CA 92254

ASMT: 727382014, APN: 727382014
FLORINDA VARGAS, ETAL
P O BOX 785
MECCA CA 92254

ASMT: 727383007, APN: 727383007
CARLA URIBE
81809 SIROCCO AVE
INDIO CA 92201

ASMT: 727383001, APN: 727383001
YUREMA CAZARES
49615 HIGHWAY 86 NO 95
COACHELLA CA 92236

ASMT: 727383008, APN: 727383008
YOLANDA DELAROSA
51781 HERNANDEZ ST
COACHELLA CA 92236

ASMT: 727383002, APN: 727383002
JOSE FELIX
65030 WOLFF DR
MECCA, CA. 92254

ASMT: 727383009, APN: 727383009
SAMUEL PLANCENCIA, ETAL
84521 VERCRUZ
COACHELLA CA 92236

ASMT: 727383003, APN: 727383003
CECILIA BARRIGA, ETAL
65052 WOLFF DR
MECCA, CA. 92254

ASMT: 727383010, APN: 727383010
MARIA BAZUA
84721 AVENUE 51 NO E202
COACHELLA CA 92236

ASMT: 727383004, APN: 727383004
JESUS ESPINOZA
83337 VECINO WAY
INDIO CA 92201

ASMT: 727383011, APN: 727383011
MANUEL NUNEZ
65159 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383012, APN: 727383012
LUCILA GARCIA, ETAL
P O BOX 1625
MECCA CA 92254

ASMT: 727383019, APN: 727383019
ALBA LOPEZ, ETAL
84720 CALLE PINO
COACHELLA CA 92236

ASMT: 727383013, APN: 727383013
TOMASA CASTANO, ETAL
P O BOX 1332
MECCA CA 92254

ASMT: 727383020, APN: 727383020
ANGELICA BUENROSTRO, ETAL
88051 AVENUE 57
THERMAL CA 92274

ASMT: 727383014, APN: 727383014
MARIA CASTILLO, ETAL
P O BOX 462
MECCA CA 92254

ASMT: 727383021, APN: 727383021
JOSE RAMIREZ
P O BOX 1426
THERMAL CA 92274

ASMT: 727383015, APN: 727383015
MARIA MOSQUEDA, ETAL
P O BOX 1414
THERMAL CA 92274

ASMT: 727383023, APN: 727383023
MARIA VILLAGOMEZ, ETAL
65110 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383016, APN: 727383016
MARIA DEGARCIA, ETAL
P O BOX 1612
MECCA CA 92254

ASMT: 727383024, APN: 727383024
JUAN GARCIA
65132 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383017, APN: 727383017
MIRNA CABRALES
88801 AVENUE 70 SP 2
THERMAL CA 92274

ASMT: 727383025, APN: 727383025
TERESA MARTINEZ, ETAL
65154 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383018, APN: 727383018
MARIA QUIROZ
P O BOX 2113
MECCA CA 92254

ASMT: 727383026, APN: 727383026
ALFONSO FLORES
65176 GLORIA CIR
MECCA, CA. 92254

ASMT: 727383027, APN: 727383027
EVANGELINA ESTRADA, ETAL
65193 MARIO CIR
MECCA, CA. 92254

ASMT: 727391003, APN: 727391003
MA CAUDILLO, ETAL
P O BOX 1509
MECCA CA 92254

ASMT: 727383028, APN: 727383028
MARIBEL CECENA
91770 AVENUE 66 NO J102
MECCA CA 92254

ASMT: 727391004, APN: 727391004
BERTHA SILVA, ETAL
P O BOX 473
MECCA CA 92254

ASMT: 727383029, APN: 727383029
CARLOS GARCIA
65149 MARIO CIR
MECCA, CA. 92254

ASMT: 727391005, APN: 727391005
GEORGINA LUA
P O BOX 932
MECCA CA 92254

ASMT: 727383030, APN: 727383030
VIRGINIA RAMOS
65127 MARIO CIR
MECCA, CA. 92254

ASMT: 727391006, APN: 727391006
JUAN ARREDONDO
P O BOX 1550
MECCA CA 92254

ASMT: 727383031, APN: 727383031
MAGDALENA MARTINEZ, ETAL
91400 7TH ST APT C101
MECCA CA 92254

ASMT: 727391007, APN: 727391007
MARIA PEREZ, ETAL
P O BOX 1553
MECCA CA 92254

ASMT: 727383032, APN: 727383032
ROSA SANTIAGO, ETAL
65083 MARIO CIR
MECCA, CA. 92254

ASMT: 727391008, APN: 727391008
ESMERALDA LUA
91770 66TH AVE NO B101
MECCA CA 92254

ASMT: 727391001, APN: 727391001
ANGELINA LEON, ETAL
P O BOX 2172
MECCA CA 92254

ASMT: 727391009, APN: 727391009
CRISTINA ANDRADE MAGANA
65195 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391010, APN: 727391010
ANGELICA CANO
65169 CALLE SILVA
MECCA CA 92254

ASMT: 727391017, APN: 727391017
ISRAEL GONZALES
65052 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391011, APN: 727391011
ELIZABETH ALVAREZ VARGAS, ETAL
65143 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391018, APN: 727391018
LUIS ORTIZ
P O BOX 352
MECCA CA 92254

ASMT: 727391012, APN: 727391012
MA ORTIZ, ETAL
P O BOX 752
MECCA CA 92254

ASMT: 727391019, APN: 727391019
OBET RAYA
P O BOX 1806
MECCA CA 92254

ASMT: 727391013, APN: 727391013
MA GARCIA, ETAL
P O BOX 2089
MECCA CA 92254

ASMT: 727391020, APN: 727391020
SALVADOR CABRERA, ETAL
P O BOX 353
MECCA CA 92254

ASMT: 727391014, APN: 727391014
BLANCA RODRIGUEZ, ETAL
99 290 AVENUE 72
NORTH SHORE CA 92254

ASMT: 727391021, APN: 727391021
ROSA DETORRES, ETAL
65156 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391015, APN: 727391015
HERMELINDA PACHECO, ETAL
P O BOX 934
MECCA CA 92254

ASMT: 727391022, APN: 727391022
MARIA MONTELLANO, ETAL
65182 CALLE RAMOS
MECCA, CA. 92254

ASMT: 727391016, APN: 727391016
FRANCISCA GONZALEZ, ETAL
P O BOX 1931
MECCA CA 92254

ASMT: 727391023, APN: 727391023
MARIA DECARRANZA, ETAL
P O BOX 1442
MECCA CA 92254

ASMT: 727391024, APN: 727391024
SILVIA RODRIGUEZ
P O BOX 442
COACHELLA CA 92236

ASMT: 727392001, APN: 727392001
JAQUELINE DEGAYTAN, ETAL
P O BOX 2033
MECCA CA 92254

ASMT: 727391025, APN: 727391025
MARIA JAIME, ETAL
91770 66TH AVE NO F103
MECCA CA 92254

ASMT: 727392002, APN: 727392002
NANCY RAMIREZ, ETAL
65060 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391026, APN: 727391026
ALICIA ZARAGOZA
P O BOX 322
THERMAL CA 92274

ASMT: 727392003, APN: 727392003
IRENE DEDIAZ, ETAL
P O BOX 2211
MECCA CA 92254

ASMT: 727391027, APN: 727391027
REBECCA PARAYNO, ETAL
P O BOX 1533
MECCA CA 92254

ASMT: 727392004, APN: 727392004
DAVID HERNANDEZ
P O BOX 2061
MECCA CA 92254

ASMT: 727391028, APN: 727391028
MARIA RAMOS, ETAL
91667 CALLE BECERRA
MECCA, CA. 92254

ASMT: 727392005, APN: 727392005
MARIA DELATRINIDAD, ETAL
65138 CALLE SILVA
MECCA, CA. 92254

ASMT: 727391029, APN: 727391029
MARIA MORENO, ETAL
84950 ECHOL RD NO 228
THERMAL CA 92274

ASMT: 727392006, APN: 727392006
JOSE AGUILAR H
P O BOX 1676
MECCA CA 92254

ASMT: 727391030, APN: 727391030
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201

ASMT: 727392007, APN: 727392007
JAIME VARGAS, ETAL
P O BOX 665
MECCA CA 92254

ASMT: 727392008, APN: 727392008
MARIA CISNEROS, ETAL
P O BOX 1062
THERMAL CA 92274

ASMT: 727392009, APN: 727392009
MARIA MEDINA, ETAL
P O BOX 681
MECCA CA 92254

ASMT: 727392010, APN: 727392010
MARIA JAIME
P O BOX 1867
MECCA CA 92254

ASMT: 727392011, APN: 727392011
JUANA CARLOS, ETAL
P O BOX 525
MECCA CA 92254

ASMT: 727392012, APN: 727392012
SARA MOSQUEDA, ETAL
65031 CALLE RAMOS
MECCA, CA. 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

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Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Mecca Community Council
Attn: Maria Rios
P.O. Box 1267
Mecca CA 92254

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

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Colton CA 92324

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San Bernardino CA 92404

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1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

Roman Catholic Bishop of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

William McKeever
900 E. Washington Street, Suite 208
Colton CA 92324

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/11/2013,

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

APN (s) or case numbers PUP00575R1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

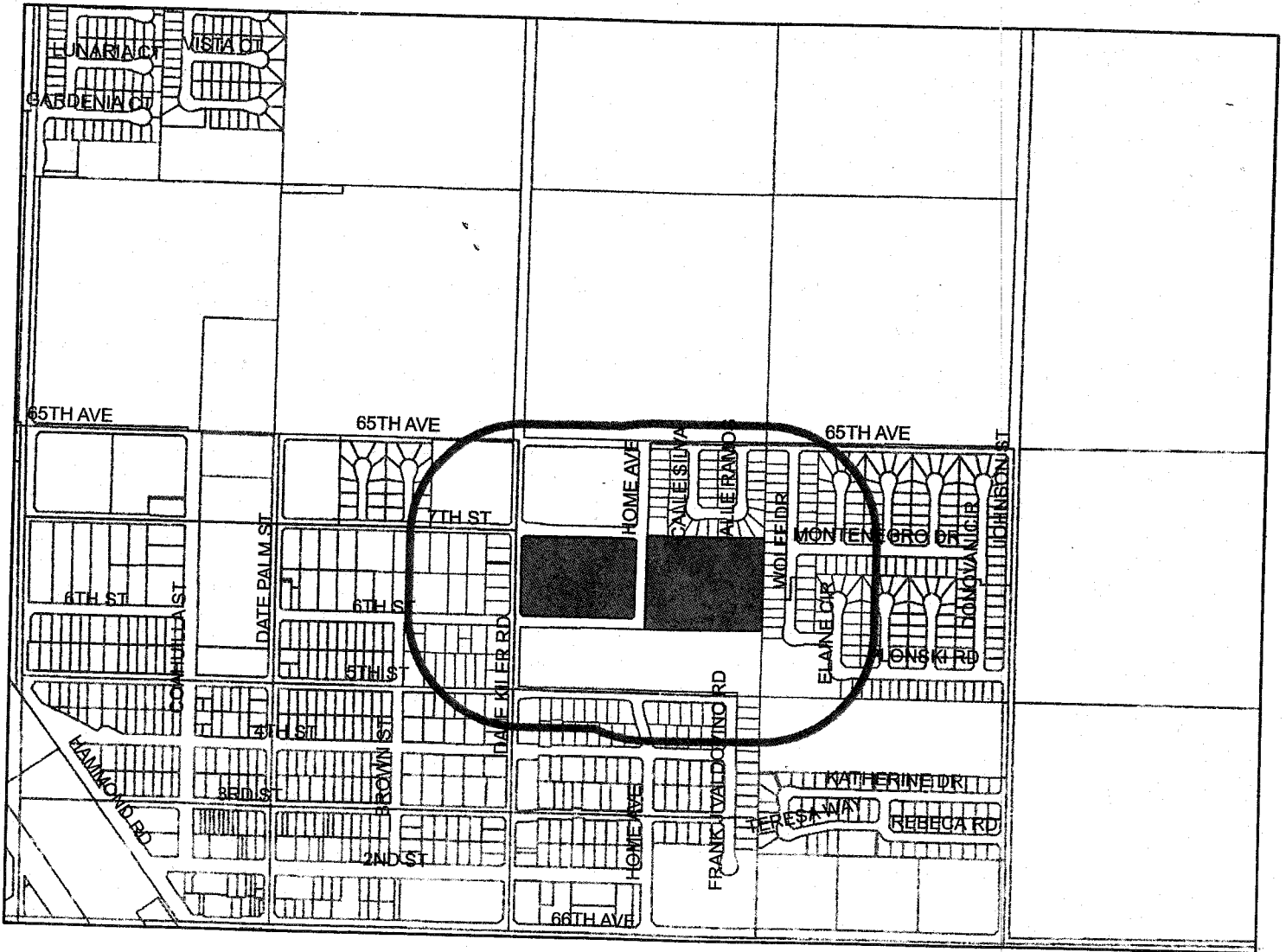
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00575R1 (600 feet buffer)



Selected Parcels

727-381-015	727-383-014	727-372-015	727-383-026	727-151-021	727-202-013	727-391-026	727-371-021	727-372-004	727-372-021
727-391-012	727-391-010	727-153-003	727-153-017	727-372-061	727-372-022	727-383-023	727-201-039	727-372-002	727-382-005
727-153-005	727-392-005	727-391-001	727-204-007	727-202-014	727-382-013	727-391-011	727-383-007	727-151-009	727-383-029
727-153-004	727-383-015	727-151-012	727-151-039	727-151-034	727-382-012	727-372-006	727-340-024	727-391-030	727-340-020
727-340-021	727-340-022	727-340-023	727-371-018	727-220-010	727-151-010	727-391-009	727-372-019	727-391-002	727-381-012
727-153-020	727-392-004	727-202-011	727-382-010	727-153-007	727-391-020	727-391-007	727-153-006	727-372-011	727-201-038
727-202-007	727-391-008	727-372-020	727-392-001	727-382-011	727-391-021	727-153-015	727-153-016	727-372-018	727-201-044
727-201-035	727-392-002	727-383-005	727-381-014	727-391-005	727-382-009	727-151-007	727-372-003	727-151-036	727-381-017
727-392-008	727-151-023	727-130-017	727-202-010	727-392-007	727-151-026	727-372-001	727-391-023	727-381-018	727-391-017
727-391-016	727-372-008	727-372-009	727-172-006	727-383-004	727-391-027	727-381-011	727-392-006	727-204-009	727-201-037
727-172-012	727-391-003	727-204-010	727-153-011	727-382-003	727-383-002	727-372-012	727-372-013	727-391-013	727-202-009
727-202-012	727-383-019	727-151-022	727-201-033	727-371-023	727-383-021	727-201-036	727-201-042	727-383-032	727-172-003

First 120 parcels shown



330 415 0 830 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: 727111009, APN: 727111009
BOBBIE BOZICK, ETAL
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

ASMT: 727151009, APN: 727151009
MARIA AGUILAR, ETAL
P O BOX 1225
MECCA CA 92254

ASMT: 727112021, APN: 727112021
VILLAS HOUSING ASSOC
45701 MONROE ST NO G PLZ 1
INDIO CA 92201

ASMT: 727151010, APN: 727151010
CONCEPCION MANN
P O BOX 211
MECCA CA 92254

ASMT: 727112024, APN: 727112024
TRAVELER PROP
P O BOX 696
MECCA CA 92254

ASMT: 727151020, APN: 727151020
MARGARITA ALVAREZ, ETAL
P O BOX 1756
MECCA CA 92254

ASMT: 727130017, APN: 727130017
HOUSING AUTHORITY OF COUNTY OF RIVERS
5555 ARLINGTON AVE
RIVERSIDE CA 92504

ASMT: 727151021, APN: 727151021
MARIA GONZALEZ, ETAL
P O BOX 625
MECCA CA 92254

ASMT: 727151006, APN: 727151006
RAQUEL RIVERA, ETAL
P O BOX 918
MECCA CA 92254

ASMT: 727151022, APN: 727151022
JOSE PADILLA
91450 6TH ST
MECCA, CA. 92254

ASMT: 727151007, APN: 727151007
GERARDO SERRATO
P O BOX 2395
MECCA CA 92254

ASMT: 727151023, APN: 727151023
HILDA ACOSTA
C/O CELIA ACOSTA
2301 ANDRADE AVE APT 236
CALEXICO CA 92231

ASMT: 727151008, APN: 727151008
ELIZABETH ZAMUDIO, ETAL
P O BOX 1696
MECCA CA 92254

ASMT: 727151026, APN: 727151026
IQBAL AHMED
4507 WHEELER AVE
LA VERNE CA 91750

ASMT: 727151027, APN: 727151027
SILVINA ASTORGA
65265 DALE KILER RD
MECCA, CA. 92254

ASMT: 727153005, APN: 727153005
AUGUSTINE ESTRADA
P O BOX 544
MECCA CA 92254

ASMT: 727151034, APN: 727151034
CARMEN IRIART
88751 AVENUE 64
THERMAL CA 92274

ASMT: 727153006, APN: 727153006
EMILIO CAMADDO
P O BOX 671
MECCA CA 92254

ASMT: 727151035, APN: 727151035
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 727153007, APN: 727153007
ELENA ALONZO
P O BOX 836
MECCA CA 92254

ASMT: 727151036, APN: 727151036
GLORIA GONZALEZ
85446 AVENUE 52
COACHELLA CA 92236

ASMT: 727153008, APN: 727153008
M D HILDA, ETAL
P O BOX 501
MECCA CA 92254

ASMT: 727151039, APN: 727151039
CARLOS VIEYRA
P O BOX 788
MECCA CA 92254

ASMT: 727153011, APN: 727153011
MARIA CERVANTES, ETAL
P O BOX 1261
MECCA CA 92254

ASMT: 727153002, APN: 727153002
ANTONIO LOMBOY, ETAL
P O BOX 561
MECCA CA 92254

ASMT: 727153014, APN: 727153014
MAGDALENA HOLSTER
50230 VISTA MONTANA CT
INDIO CA 92201

ASMT: 727153004, APN: 727153004
CARLOS POMPA
83110 ELLA AVE
THERMAL CA 92274

ASMT: 727153016, APN: 727153016
FRANK VALDOVINO, ETAL
P O BOX 666
MECCA CA 92254

ASMT: 727153017, APN: 727153017
ANTONIO SANCHEZ
91460 5TH ST
MECCA, CA. 92254

ASMT: 727172007, APN: 727172007
MARIO GONZALEZ
P O BOX 305
MECCA CA 92254

ASMT: 727153018, APN: 727153018
ASUNCION GOMEZ, ETAL
P O BOX 1425
MECCA CA 92254

ASMT: 727172011, APN: 727172011
NOEL ORTIZ
P O BOX 82
THERMAL CA 92274

ASMT: 727153019, APN: 727153019
GLORIA GARCIA, ETAL
P O BOX 2038
MECCA CA 92254

ASMT: 727172012, APN: 727172012
DORA BOLANOS, ETAL
P O BOX 682
MECCA CA 92254

ASMT: 727153020, APN: 727153020
DAVID ESCOBAR
P O BOX 1117
COACHELLA CA 92236

ASMT: 727201025, APN: 727201025
MOISES ANDRADE, ETAL
P O BOX 705
MECCA CA 92254

ASMT: 727172003, APN: 727172003
JOSEFINA GALINDO
P O BOX 725
COACHELLA CA 92236

ASMT: 727201033, APN: 727201033
ESTELA PEREZ, ETAL
P O BOX 1153
MECCA CA 92254

ASMT: 727172004, APN: 727172004
IRENE GALINDO, ETAL
P O BOX 1099
MECCA CA 92254

ASMT: 727201034, APN: 727201034
PAULA CORRALES, ETAL
P O BOX 389
THERMAL CA 92274

ASMT: 727172006, APN: 727172006
JESUS CANO
P O BOX 792
MECCA CA 92254

ASMT: 727201035, APN: 727201035
MARIA RUIZ, ETAL
P O BOX 397
MECCA CA 92254

ASMT: 727201036, APN: 727201036
RAMONA RUBIO, ETAL
P O BOX 1698
MECCA CA 92254

ASMT: 727201043, APN: 727201043
MARTHA LUA, ETAL
P O BOX 1904
MECCA CA 92254

ASMT: 727201037, APN: 727201037
MARIA ALVARADO, ETAL
P O BOX 596
THERMAL CA 92274

ASMT: 727201044, APN: 727201044
AMALIA OSUNA, ETAL
P O BOX 2091
MECCA CA 92254

ASMT: 727201038, APN: 727201038
MARIA CHAIDEZ, ETAL
P O BOX 1760
MECCA CA 92254

ASMT: 727201045, APN: 727201045
MARTHA AVALOS, ETAL
P O BOX 2070
MECCA CA 92254

ASMT: 727201039, APN: 727201039
LIDIA LOPEZ, ETAL
P O BOX 1947
MECCA CA 92254

ASMT: 727201051, APN: 727201051
FRANCISCA LEAL, ETAL
P O BOX 1824
MECCA CA 92254

ASMT: 727201040, APN: 727201040
VICTORIA CABRERA
P O BOX 1199
MECCA CA 92254

ASMT: 727201053, APN: 727201053
ALICE ZARATZIAN, ETAL
767 DORADO DR
SANTA BARBARA CA 93111

ASMT: 727201041, APN: 727201041
REYNALDA PANTOJA, ETAL
P O BOX 906
THERMAL CA 92274

ASMT: 727202005, APN: 727202005
MARIA ANGULO, ETAL
P O BOX 1962
MECCA CA 92254

ASMT: 727201042, APN: 727201042
MARIANA SANCHEZ, ETAL
P O BOX 1043
MECCA CA 92254

ASMT: 727202006, APN: 727202006
EULALIA PEREZ, ETAL
P O BOX 1944
MECCA CA 92254

ASMT: 727202007, APN: 727202007
MARIA MAJANO, ETAL
P O BOX 2103
MECCA CA 92254

ASMT: 727202014, APN: 727202014
NARCISO REYES, ETAL
P O BOX 1029
MECCA CA 92254

ASMT: 727202008, APN: 727202008
MARIA LARA
P O BOX 2183
MECCA CA 92254

ASMT: 727202015, APN: 727202015
ROBERT MUELA
85235 AVENUE 54
THERMAL CA 92274

ASMT: 727202009, APN: 727202009
LUZ HERRERA, ETAL
P O BOX 457
MECCA CA 92254

ASMT: 727202016, APN: 727202016
MARTIN HERNANDEZ
15884 SADDLE CT
FOUNTAIN VALLEY CA 92708

ASMT: 727202010, APN: 727202010
IGNACIO SALINAS
P O BOX 1856
MECCA CA 92254

ASMT: 727202017, APN: 727202017
CANDERLARIA IBARRA, ETAL
P O BOX 2034
MECCA CA 92254

ASMT: 727202011, APN: 727202011
ELVIRA RIOS, ETAL
P O BOX 173
MECCA CA 92254

ASMT: 727204007, APN: 727204007
CECILIA MEZA, ETAL
P O BOX 2031
MECCA CA 92254

ASMT: 727202012, APN: 727202012
TERESA LINARES, ETAL
P O BOX 1057
MECCA CA 92254

ASMT: 727204008, APN: 727204008
GUADALUPE SOTELO, ETAL
P O BOX 155
MECCA CA 92254

ASMT: 727202013, APN: 727202013
TERESA PEREZ, ETAL
P O BOX 1293
MECCA CA 92254

ASMT: 727204009, APN: 727204009
ESTER ALMAZAN, ETAL
P O BOX 284
MECCA CA 92254

ASMT: 727204010, APN: 727204010
ESPERANZA CEJA, ETAL
P O BOX 927
MECCA CA 92254

ASMT: 727371018, APN: 727371018
PARK DIST, ETAL
45305 OASIS ST
INDIO CA 92201

ASMT: 727204011, APN: 727204011
DARIA LOPEZ, ETAL
P O BOX 1997
MECCA CA 92254

ASMT: 727371020, APN: 727371020
KRISTIN MARTINEZ
65321 WOLFF DR
MECCA, CA. 92254

ASMT: 727220010, APN: 727220010
COACHELLA VALLEY UNIFIED SCHOOL DIST
P O BOX 847
THERMAL CA 92274

ASMT: 727371021, APN: 727371021
ALVARO CAMARENA
P O BOX 1683
MECCA CA 92254

ASMT: 727340023, APN: 727340023
PASEO DE LOS POETAS, ETAL
1649 CAPALINA RD STE 500
SAN MARCOS CA 92069

ASMT: 727371022, APN: 727371022
LUIS CENTENO
P O BOX 2049
MECCA CA 92254

ASMT: 727340024, APN: 727340024
COACHELLA VALLEY HOUSING CO
45701 MONROE ST
INDIO CA 92201

ASMT: 727372001, APN: 727372001
ARACELI ESPINOZA, ETAL
65379 ELAINE CIR
MECCA, CA. 92254

ASMT: 727371016, APN: 727371016
ALEJANDRA CASTRO, ETAL
P O BOX 1323
THERMAL CA 92274

ASMT: 727372002, APN: 727372002
LUCIA CHAIDEZ, ETAL
65357 ELAINE CIR
MECCA, CA. 92254

ASMT: 727371017, APN: 727371017
MARIA AGUILAR, ETAL
51600 TYLER ST NO 44
COACHELLA CA 92236

ASMT: 727372003, APN: 727372003
IRMA FELIX, ETAL
65335 ELAINE CIR
MECCA, CA. 92254

ASMT: 727372004, APN: 727372004
ANA GARCIA
PO BOX 56
THERMAL CA 92274

ASMT: 727372011, APN: 727372011
EPIGMENIO ALVAREZ
P O BOX 1576
MECCA CA 92254

ASMT: 727372005, APN: 727372005
LIRIA VARGAS, ETAL
65291 ELAINE CIR
MECCA, CA. 92254

ASMT: 727372012, APN: 727372012
JOSE GARCIA
PO BOX 1507
MECCA CA 92254

ASMT: 727372006, APN: 727372006
CONSUELO FALOMIR, ETAL
PO BOX 1962
MECCA CA 92254

ASMT: 727372013, APN: 727372013
ANGELA CENTENO, ETAL
PO BOX 1617
MECCA CA 92254

ASMT: 727372007, APN: 727372007
MARIA VELASCO
PO BOX 1169
MECCA CA 92254

ASMT: 727372014, APN: 727372014
VICTOR TORRES
P O BOX 1555
MECCA CA 92254

ASMT: 727372008, APN: 727372008
VIVIANA MONTES, ETAL
PO BOX 881
MECCA CA 92254

ASMT: 727372015, APN: 727372015
LUDIVINA CEPEDA, ETAL
P O BOX 1022
MECCA CA 92254

ASMT: 727372009, APN: 727372009
MARIA BAUTISTA, ETAL
P O BOX 1044
MECCA CA 92254

ASMT: 727372016, APN: 727372016
MARTHA AYON, ETAL
65413 THELMA CIR
MECCA, CA. 92254

ASMT: 727372010, APN: 727372010
EMILIANA RAMOS, ETAL
P O BOX 1196
MECCA CA 92254

ASMT: 727372017, APN: 727372017
JUAN FLORES
P O BOX 263
MECCA CA 92254

ASMT: 727372018, APN: 727372018
MA BARROSO, ETAL
P O BOX 2370
MECCA CA 92254

ASMT: 727372061, APN: 727372061
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65325 THELMA CIR
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65303 THELMA CIR
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ASMT: 727372058, APN: 727372058
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ASMT: 727381014, APN: 727381014
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ASMT: 727381017, APN: 727381017
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ASMT: 727382006, APN: 727382006
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65189 WOLFF DR
MECCA, CA. 92254

ASMT: 727381018, APN: 727381018
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65272 WOLFF DR
MECCA, CA. 92254

ASMT: 727382007, APN: 727382007
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ASMT: 727382008, APN: 727382008
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ASMT: 727382009, APN: 727382009
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ASMT: 727382003, APN: 727382003
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ASMT: 727382010, APN: 727382010
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MECCA CA 92254

ASMT: 727382014, APN: 727382014
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