

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

507B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 28, 2014

SUBJECT: PUBLIC USE PERMIT NO. 883 – Adopt Mitigated Negative Declaration – Applicant: U-Turn For Christ – First/First Supervisorial District – Location: Southerly of Rider Street, easterly of Patterson Avenue, and westerly of Harvill Avenue - REQUEST: The Public Use Permit proposes to permit an existing 50 bed drug and alcohol rehabilitation facility. The facility consists of the following existing structures: an office, one (1) dorm house, a chapel, a kitchen, five (5) ancillary storage sheds, one storage barn/structure and a one-car garage. The project also includes existing pig and goat pens, chicken coupes, sports activity areas, prayer area and an outdoor gym and proposes two additional modular units for dorms and two new restroom facilities on existing structures.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 19, 2014.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-1 VOTE,

(Continued on next page)

JCP:ms

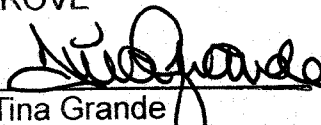

Juan C. Perez, TLMA Director /
Interim Planning Director

DM-

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

C.E.O. RECOMMENDATION:

APPROVE

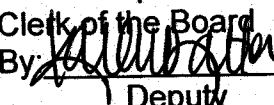
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: May 20, 2014
cc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

1-2

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PUBLIC USE PERMIT NO. 883**

DATE: April 28, 2014

PAGE: Page 2 of 2

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40877**, 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,

APPROVED PUBLIC USE PERMIT NO. 883, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

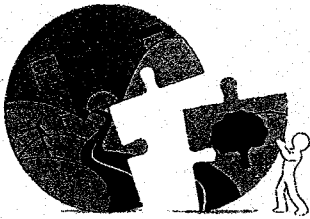
The project is proposing a faith based drug and alcohol rehabilitation facility in the Mead Valley area of Riverside County. The project was before the Planning Commission on March 19, 2014. The project is a Public Use Permit, which requires an action by the Commission and a Receive and File action with the Board. During the hearing a number of neighbors supported the project and others raised concerns with the facilities policies that permitted voluntary participants in the program to leave the program and facility on foot. Some neighbors contested that the patrons occasionally request to use their phones to call for rides and sometimes have trespassed onto neighboring properties. The U-Turn for Christ program indicated during the hearing that they have changed their policies and now offer rides and phone calls to those requesting to quit the program. The Planning Commission approved the project by a 4-1 vote, with Commissioner Petty voting nay.

Impact on Citizens and Businesses

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

ATTACHMENTS (if needed, in this order):

A. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Public Use Permit No. 883, Environmental Assessment No. 40877
Project Title/Case Numbers

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

Matt Straite
County Contact Person

951-955-8631
Phone Number

5/20/14
Date

VB
Initial

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

U-Turn for Christ
Project Applicant

20170 Petterson Ave. Perris CA 92570
Address

Northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue
Project Location

PUBLIC USE PERMIT NO. 883 is a proposal to entitle an existing drug and alcohol rehabilitation facility. U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of 50 men that can be housed onsite and 5 full time volunteer staff also housed on site. "Existing Bunk House 1", houses volunteer staff in the upstairs loft. The lower level of this building is split into two sections with the westerly half housing 5 bunk beds & 10 men, and the easterly half is used for storage. This building also has 1 bathroom and showers. "New Bunk House 2" & "New Bunk House 3" are proposed modular structures with new septic lines, and are intended to replace the use of a structure onsite that currently housing men in a substandard condition, which will be converted to storage. Each new modular will feature 1 restroom, showers and housing for 20 men. The existing office building contains 4 offices, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am & 3:00 pm. The existing kitchen building is where all meals are prepared. The existing garage is where all vehicles are serviced and used for any of volunteer work the men participate in. The existing Chapel building is used for daily Bible teaching and special counsel meetings and for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property. All other structures are existing and proposed for inclusion in the PUP; they include, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers. The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate immediate family visits on Sundays, between the hours of 12:00 pm and 5:00 pm, to visit the enrollees.

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 5/20/14, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2181.25+\$50).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

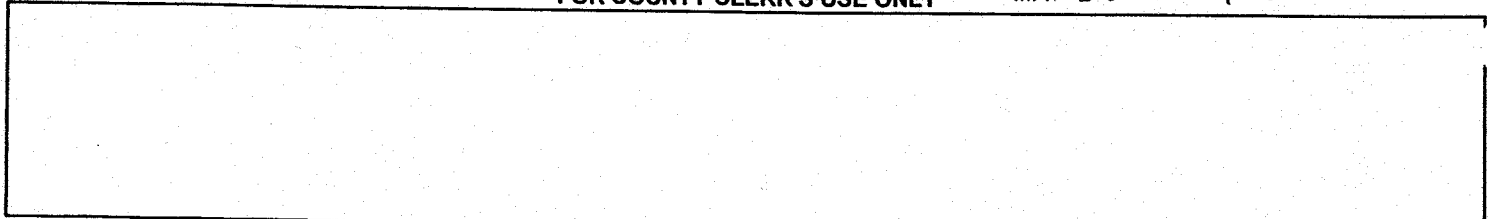
Board Assistant
Title

5/20/14
Date

Date Received for Filing and Posting at OPR: _____

DM/ms Revised 1/06/2014 Y:\Planning Case Files-Riverside office\PUP00883\PCINOD Form.docx

Please charge deposit fee case#: ZEA40877 ZCFG04295 .
FOR COUNTY CLERK'S USE ONLY MAY 20 2014 1-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0609207

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: U-TURN FOR CHRIST

\$64.00

paid by: CK 10462

CALIFORNIA FISH AND GAME FOR EA40877

paid towards: CFG04295

CALIF FISH & GAME: DOC FEE

at parcel: 20170 PATTERSON AVE PERR

appl type: CFG3

By

MGARDNER

May 22, 2006 13:15

posting date May 22, 2006

Account Code

Description

Amount

658353120100208100

CF&G TRUST: RECORD FEES

\$64.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1203781

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: U-TURN FOR CHRIST \$2,101.50
paid by: CK 3451
CALIFORNIA FISH AND GAME FOR EA40877
paid towards: CFG04295 CALIF FISH & GAME: DOC FEE
at parcel: 20170 PATTERSON AVE PERR
appl type: CFG3

By _____ May 03, 2012 14:28
MGARDNER posting date May 03, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1400430

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

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

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

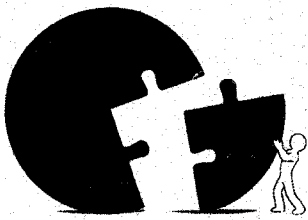
Received from: U-TURN FOR CHRIST \$65.75
paid by: CK 4076
paid towards: CFG04295 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA40877
at parcel #: 20170 PATTERSON AVE PERR
appl type: CFG3

By _____ Jan 15, 2014 15:04
MGARDNER posting date Jan 15, 2014

Account Code Description Amount
658353120100208100 CF&G TRUST \$65.75

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

507B

DATE: 4/14/14

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *AM-*

SUBJECT: PUBLIC USE PERMIT NO. 883

(Charge your time to these case numbers)

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

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

No public notice required

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG4295)

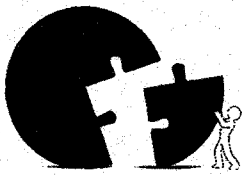
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 19, 2014**

I. AGENDA ITEM 3.2

PUBLIC USE PERMIT NO. 883 – Adopt Mitigated Negative Declaration – Applicant: U-Turn For Christ – First/First Supervisorial District – Location: Southerly of Rider Street, easterly of Patterson Avenue, and westerly of Harvill Avenue. (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Public Use Permit proposes to permit an existing 50 bed drug and alcohol rehabilitation facility. The facility consists of the following existing structures: an office, one (1) dorm house, a chapel, a kitchen, five (5) ancillary storage sheds, one storage barn/structure and a one-car garage. The project consists of animal containment areas that include existing pig and goat pens, chicken coops, and adult assembly areas that included sports activity areas, prayer area and an outdoor gym, and proposes two additional modular units for dorms and two new restroom facilities on existing structures on approximately 4.6 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Mario Rocha, 20170 Patterson Ave., Perris CA 92570 (951) 378-9083
- Nick Tavaglione, 210 Clearwood Ave., Riverside CA 92506 (951) 333-4102
- Bill McCumiskey, Perris, CA 92570 (714) 501-6329

Spoke in opposition to the proposed project:

- Clifton & Emma Wright, 20065 Swallow Hill Cir., Perris CA 92570 (951) 940-5648
- Charles Brooker, 19971 Patterson Ave., Perris CA
- Barbara Brooker, 19971 Patterson Ave., Perris CA (951) 657-4621
- Earl & Imogene Richard, 20118 Swallow Hill Cir., Perris CA 92570 (951) 722-4438
- Bonnie Moore, 20030 Patterson Ave., Perris CA 92570
- Thomas Moore, 20030 Patterson Ave, Perris CA 92570 (951) 943-9573

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

Yes. Neighbors are concerned with safety.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MARCH 19, 2014**

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Sloman
A vote of 4-1 (Commissioner Petty voted nay)

ADOPTED A MITIGATED NEGATIVE DECLARATION; and,

APPROVED PUBLIC USE PERMIT NO. 883, subject to modifications to the Conditions of Approval made at hearing.

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

Agenda Item No.: 3.2
Area Plan: Mead Valley
Zoning District: North Perris Area
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: March 19, 2014
Continued from January 7, 2009

PUBLIC USE PERMIT NO. 883
Environmental Assessment No. 40877
Applicant: U - Turn for Christ
Engineer/Rep.: Mario Rocha

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PUBLIC USE PERMIT NO. 883 is a proposal to entitle an existing 50 bed drug and alcohol rehabilitation facility. U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

The project is located in the Mead Valley Area Plan, northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue.

ISSUES OF POTENTIAL CONCERN:

The Project is owned and operated by a religious organization called U-Turn for Christ. They have been operating for over 13 years in this location without the benefit of any building permits or entitlements of any kind. The Project applicant has not yet been sited by Code Enforcement. Several letters have been

received from the neighboring property owners stating they support the Project. The Sherriff has submitted a letter stating there has been no concerns with the community. The Project does not receive any funding from the State or Federal government. They are not required to have a license from the State. They do not receive parolee's from the State or County directly. The County has worked with the applicant to limit the rehabilitation population to no more than 50 men (this is a men only facility). Based on the nature of the use, the Planning Department has added a life of 20 years to the Project.

The project has been in process for several years, partially because the applicants have had financial struggles with the requested studies and County fees. In an effort to reduce the costs, many County departments including Environmental Health, the Environmental Programs Division, and the County Archeologist have waived studies and conducted site visits instead to assist in the preparation of the CEQA document.

Screening

In an attempt to screen the use, proposed fencing has been added to the exhibit, and required by condition of approval.

Sex Offenders

Condition of Approval 10.PLANNING.45 has been added to the project which restates provisions of Ordinance No. 902, an Ordinance restricting the residency and loitering of sex offenders. These limitations already apply to the project site. The inclusion of the condition is redundant but intended to restate the intention of the permit.

Zoning

The proposed project performs some of the functions of a half-way house, in that they house men for rehabilitation for drug addictions. However, the definition in Ordinance No. 348 calls a half way house a rehab facility where people stay overnight, but it also explains they must be from jail, a hospital and a sanitarium. Because the definition added the word "and" between hospital and sanitarium, the ordinance definition is assumed to mean these as possible examples of places where residents of the half-way house could come from, rather than a strict interpretation that would limit a half-way house PUP to only permit residents form a jail, hospital and a sanitarium. Therefore, this project is consistent with the intention of the definition of a halfway house. Additionally, a PUP can also be granted for an educational institution.

In this case, the proposed project features a component of teaching. Part of the program features vocational training for the a life after drug abuse, and bible teaching. These aspects further qualify the project for a Public Use Permit under the definition found in Ordinance No. 348 Section 18.29a.

FURTHER PLANNING CONSIDERATIONS:

October 31, 2011

The Project was before the Commission on January 7, 2009 with a summary of the case processing to that date. The applicant at the time was non responsive to the County's requests for corrections, studies and funds. The Planning Commission continued the case off calendar to allow the applicant additional time to address the Planning Departments concerns.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) |
| 2. Existing Zoning (Ex. #2): | Light Agricultural- 1 Acre Minimum (A-1-1) |
| 3. Surrounding Zoning (Ex. #2): | Industrial Park (I-P) and Manufacturing Service |

- | | |
|-----------------------------------|--|
| 4. Existing Land Use (Ex. #1): | Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing- Service Commercial (M-SC) to the south. |
| 5. Surrounding Land Use (Ex. #1): | Rehabilitation Center
Single Family Residential to the north, Single Family Residential and Vacant land to the south and west, vacant land to the east (approved Sch. A Tract Map) |
| 6. Project Data: | Total Acreage: 4.63 Gross Acres
Total Proposed Buildings: Two (2)
Total Existing Structures: Seven (7): three (3) lodges, two (2) storage units, one (1) kitchen, one (1) office |
| 7. Environmental Concerns: | See Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40877**, 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. 883**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) on the Mead Valley Area Plan.
2. The proposed public use, a rehabilitation facility, is consistent with the General Plan designation.
3. The project site is surrounded by properties which are designated Community development: Business Park (CD:BP) to the east, Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) to the north and south, and Community Development: Medium Density Residential (CD:MDR) to the west.
4. The zoning for the subject site is Light Agricultural- 1 Acre Minimum (A-1-1).
5. The proposed use is permitted in the Light Agricultural- 1 Acre Minimum (A-1-1) zone based on County Ordinance No. 348, Section 18.29, which states that educational institutions, and halfway houses may be permitted in any zoning classification provided a public use permit is granted.

6. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing- Service Commercial (M-SC) to the south.
7. The project site is surrounded on the north, west and south by residential projects; however, mitigation has been added to make the project compatible with the surrounding community.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. This project is within the City Sphere of Influence of the City of Perris. No correspondence from the City has been received.
10. Environmental Assessment No. 40877 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geological and Soils
 - e. Hazards and Hazardous Materials
 - f. Land Use/ Planning
 - g. Utility and Service Systems

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

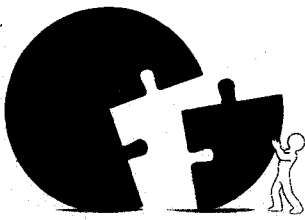
CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agricultural- 1 Acre Minimum (A-1-1). 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 conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. Seven (7) letters in support of this application have been provided to the Planning Department:
 - (1) Deputy Sheriff David Harrison dated April 19, 2004
 - (2) Jeffery McCumiskey dated April 15, 2004.

- (3) Naomi McCumiskey dated April 15, 2004.
 - (4) Jose Guevara dated April 12, 2004.
 - (5) Juan Herrera dated April 12, 2004.
 - (6) Thomas Moore dated April 14, 2004.
 - (7) Robert Estrada dated April 12, 2004.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. A high-fire or state responsibility area.
 - c. A County Service Area other than CSA152.
 3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District.
 - b. The boundaries of the Mead Valley redevelopment area.
 - c. The Stephens Kangaroo Rat Fee Area
 - d. The City of Perris sphere of influence.
 - e. March Air Reserve Base Airport Influence Area
 4. The subject site is currently designated as Assessor's Parcel Numbers: 317-230-022 and 317-230-023.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Memorandum

To: Planning Commission

From: Matt Straite, project planner

RE: Agenda Item 3.2 Public Use Permit No. 883

The following attached additional letters were submitted after the Staff Report went to publication:

- Charles and Barbara Brooker email dated March 1st.
 - The letter expresses some concern regarding the open door policy of the facility. It is true that enrollee's who chose to leave the facility can leave whenever they like. Graduates are provided rides to various destinations, but there are no policies or regulations requiring the enrollees to stay. The facility does offer rides and phone calls to those who wish to walk off the site, but they cannot force them to use these services.
 - The letter asks if this can be a secure facility. Because this is not a state licensed facility there are no regulations requiring the facility to be secured.
 - The letter also asks if there are any requirements for a resident EMT's on the site for emergency situations.
 - Staff contacted the Director of Mental Health Services for Riverside County. There is no requirement that they are aware of that requires EMT or paramedic staff to be onsite for any State licensed or non-licensed facilities.
 - Lastly, the letter asks what the maximum capacity of the dorms will be, the ratio of staff to enrollee, and how that will be monitored.
 - The project features a condition of approval limiting the facility to 50 beds. The project description indicates that there are 5 staff members that live on site, for a ratio of 1:10. Monitoring will consist of enforcement of the project's conditions of approval.
- Thomas Moore email dated March 1st.
 - Mr. Moore's letter requests that the street be paved.
 - The project was reviewed by the Transportation Department. There was no requirement in ordinance or the General Plan that the road be paved, and therefore, no requirement for paving.
 - The letter also indicates that the fencing is a concern, even though Mr. Moore has 6 foot fencing existing.
 - Condition 30.Planning.7 requires that the project construct walls or fencing at least 6 feet high along all perimeters. Although Mr. Moore indicated he already has a 6 foot fence, additional fencing will detour any further instance of men leaving the facility over the fence.
 - Lastly, Mr. Moore's letter echoes the concern about enrollee's leaving the site and requesting to use phones.
 - Again, because this is not a state licensed facility there are no regulations requiring the facility to be secured.

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

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

From: thomas.moore
To: Strate, Matt
Subject: public use permit no. 883 u-turn for christ
Date: Saturday, March 01, 2014 6:05:33 PM

As a close neighbor to the U-turn for Christ facility I am compelled to make the following comments to be taken into consideration before the adoption of the mitigated negative declaration. We live 2 lot down from them and they must pass by us going in and out of their address.

1. The traffic from there is non-stop and speeding. In the summer as it is a dirt street we are on we are almost unable to breath(my wife has a breathing condition)and the dust in our house in terrible. Their cars and their many visitors produce unbearable amounts of dust. Our street should be paved.
2. People leaving all time of the day or night. We have had men from there cross our chain link 6 foot high fence and cross our property in day and night time setting. I can not tell you how upsetting this is to me as we have that fence up for our protection. They come to the gate or step out of the dark in the dark of night and want to come in our house to use our phone. This has happened on more than one occasion and has frighten my wife beyond belief. I am totally uneasy about it myself. There are no street lights out here except the a small light I put up in front of our gate and they come it like moths to a flame. We are not sure of what the character of some of these people are and we are therefore on alert. It seems to me that they should not be allowed to leave in the hours of darkness and should be checked out. We have even had them camping under trees outside of our fence for days. *I fear this could lead to a very bad event in the future in not corrected..*

I Would like to say that I think they are doing good work but I feel that many things need to be addressed if they are to be in an area populated by homeowners. They should escort dropouts to

A place where they can call someone and lockdown at night.

3. I am sure that this situation would make selling my house very difficult.

Thank you

Mr Thomas Moore
20030 Patterson Ave
Perris, Ca 92570

From: Chuckbrooker@aol.com
To: Straite, Matt
Subject: PUBLIC USE PERMIT NO. 883 U-TURN FOR CHRIST
Date: Saturday, March 01, 2014 3:13:11 PM

Regarding the above subject Use Permit Application, please find below some issues that need to be taken into consideration & addressed before the Adoption of the Mitigated Negative Declaration.

1) After talking to you about U-Turn for Christ to both expand & get a Conditional Use Permit (after being there nearly 20 years), we have some concerns at this time. You informed me that because they are a Faith Based organization they are under no State or County Regulations regarding their operation. We neighbors find this problematic.

On a regular basis we see their residents coming down the road with a backpack or dragging a suitcase. We understand that there is an 'OPEN DOOR POLICY' where if they don't like it they can leave at any time day or night. This is not a secure facility & the gate stands open all the time. It is common practice for them to ask to use the neighbors phone or ask for directions so they can call someone for help. This is a rural area with no street lights, many senior residents as well as families with children. It is very alarming for someone to come out of the darkness asking for assistance. Being a Drug & Alcohol Rehab facility there is always concern of the unknown "Questionable Character" of the residents. A few months ago there were 2 different families going door to door with photo flyers of a male from U-Turn & a female from the women's rehab further down the road that had been missing about a week & hadn't contacted their families. **This is a serious problem!**

Question? Should not this be a secure facility & facility staff be responsible for getting the rehab residents help with their needs when they want to leave? At least have them sign out, assist them with making a phone call or give them a ride to a pick up location

2) At present, there is a negative effect on the surrounding area & negative effect on surrounding property values as there is frequent emergency response vehicles(Ambulances, Fire Trucks & Sheriff) vehicles going to this facility both day & night. While not State Regulated there is a cost impact to the county for these services.

Question? Is there a requirement for the rehab management to have a resident EMT or Paramedic on site to handle these emergency situations?

3) The permit proposes to permit an existing 50 bed drug & alcohol rehab facility plus two additional modular dorms & restrooms.

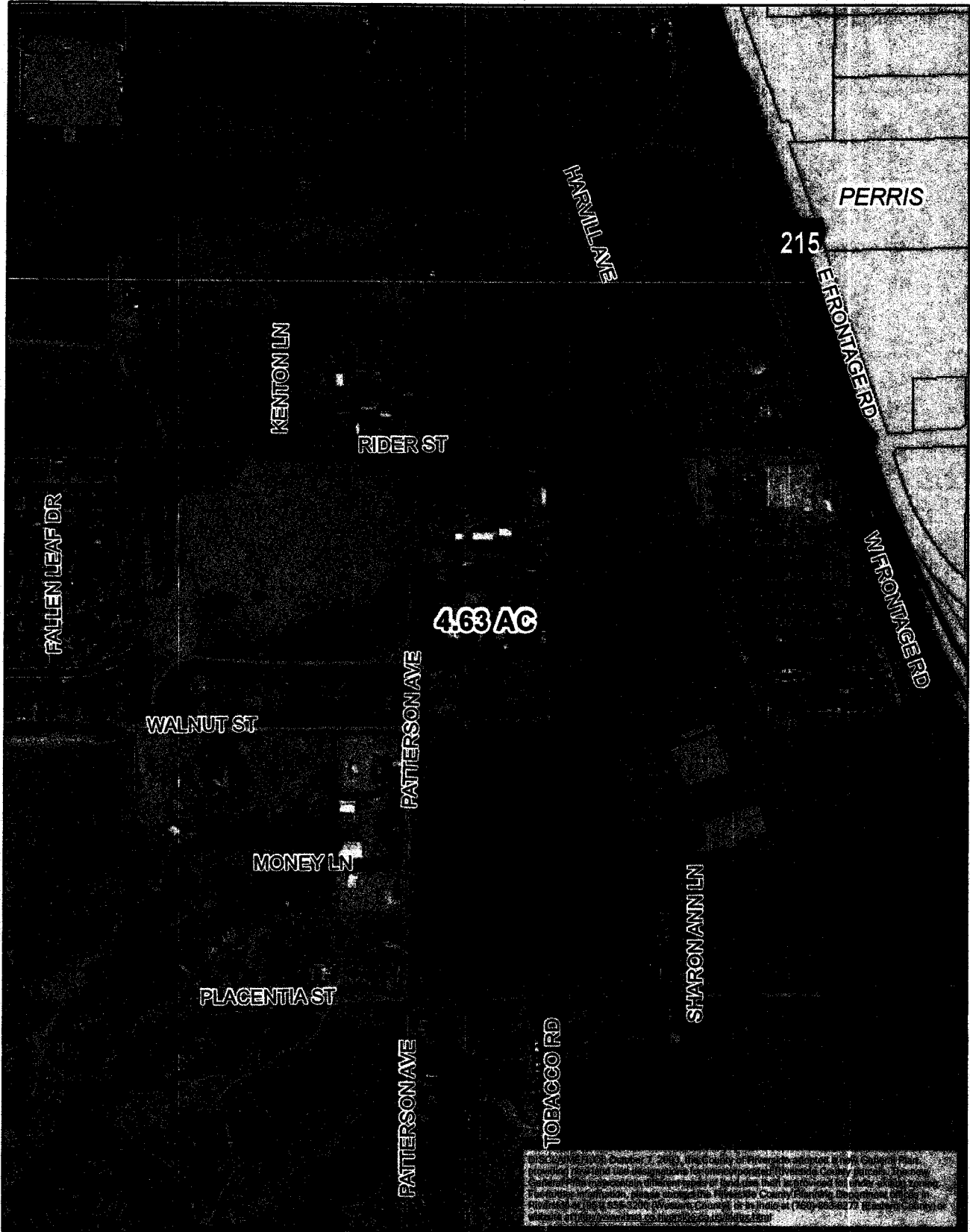
Question? What is the maximum facility dorm capacity going to be, how is it going to be monitored, & what is the ratio of supervision personal to rehab residents?

In summary, they need a Secured Facility for not only the safety of their residents but for all the neighbors.. They should have to adhere & report the numbers of residents at any given time, the amount of

staff, & to someone about safety & training measures. Far too many people are leaving without any accountability to anyone.

Respectfully,

Charles & Barbara Brooker
19971 Patterson Ave.
Perris, CA 92570
951-657-4621



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4

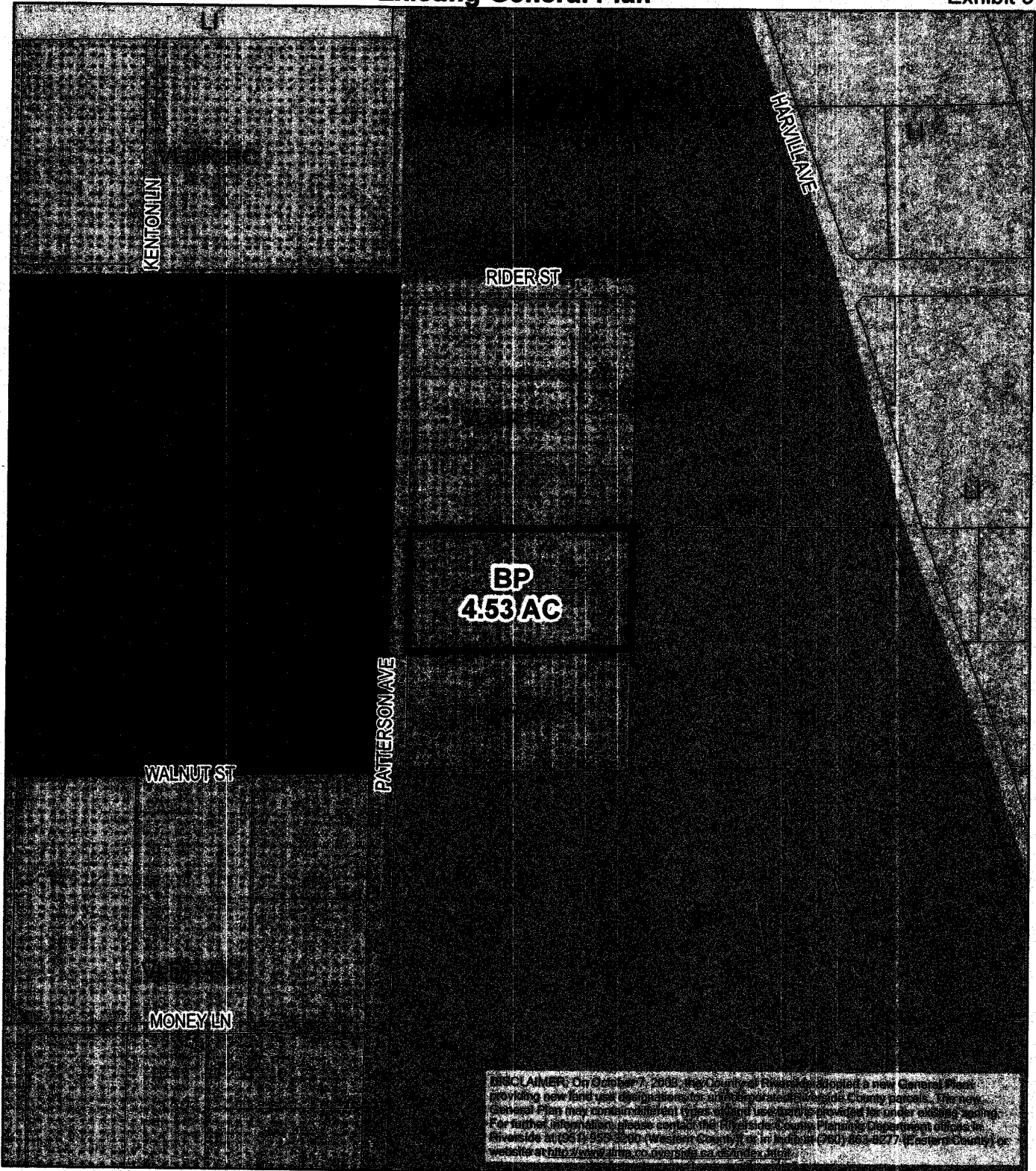


Supervisor: Buster
District 1
Date Drawn: 12/02/08

PUP00883

Existing General Plan

Planner: Nicole Berumen
Date: 01/07/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

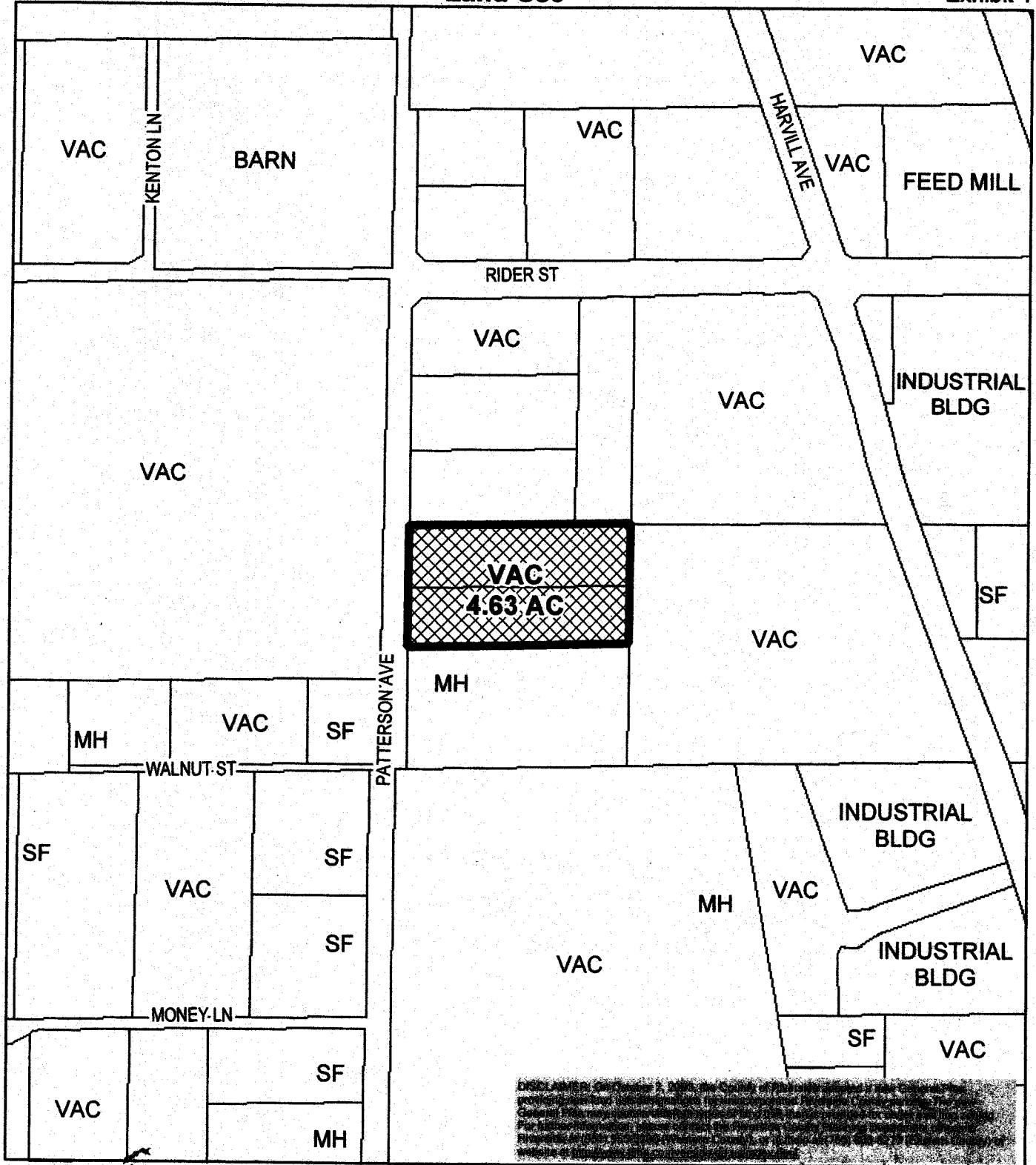
Area: North Perris
Township/Range: T4SR4W
Section: 13



Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13



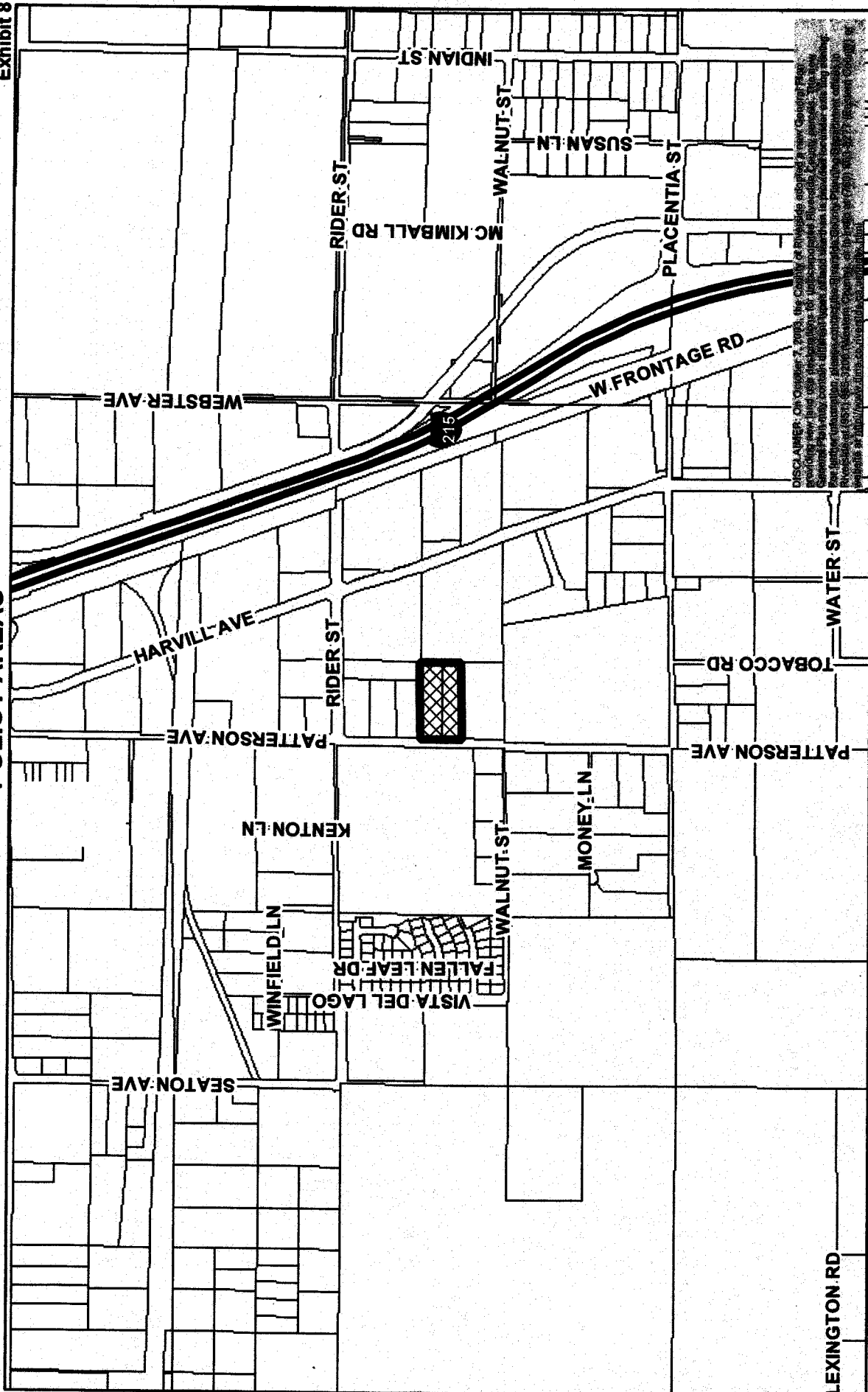
Assessors 317-23
Bk. Pg.
Thomas
Bros. Pg. 777 D4



Supervisor Buster
District 1
Date Drawn: 12/02/08

PUP00883 POLICY AREAS

Planner: Nicole Berumen
Date: 01/07/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13

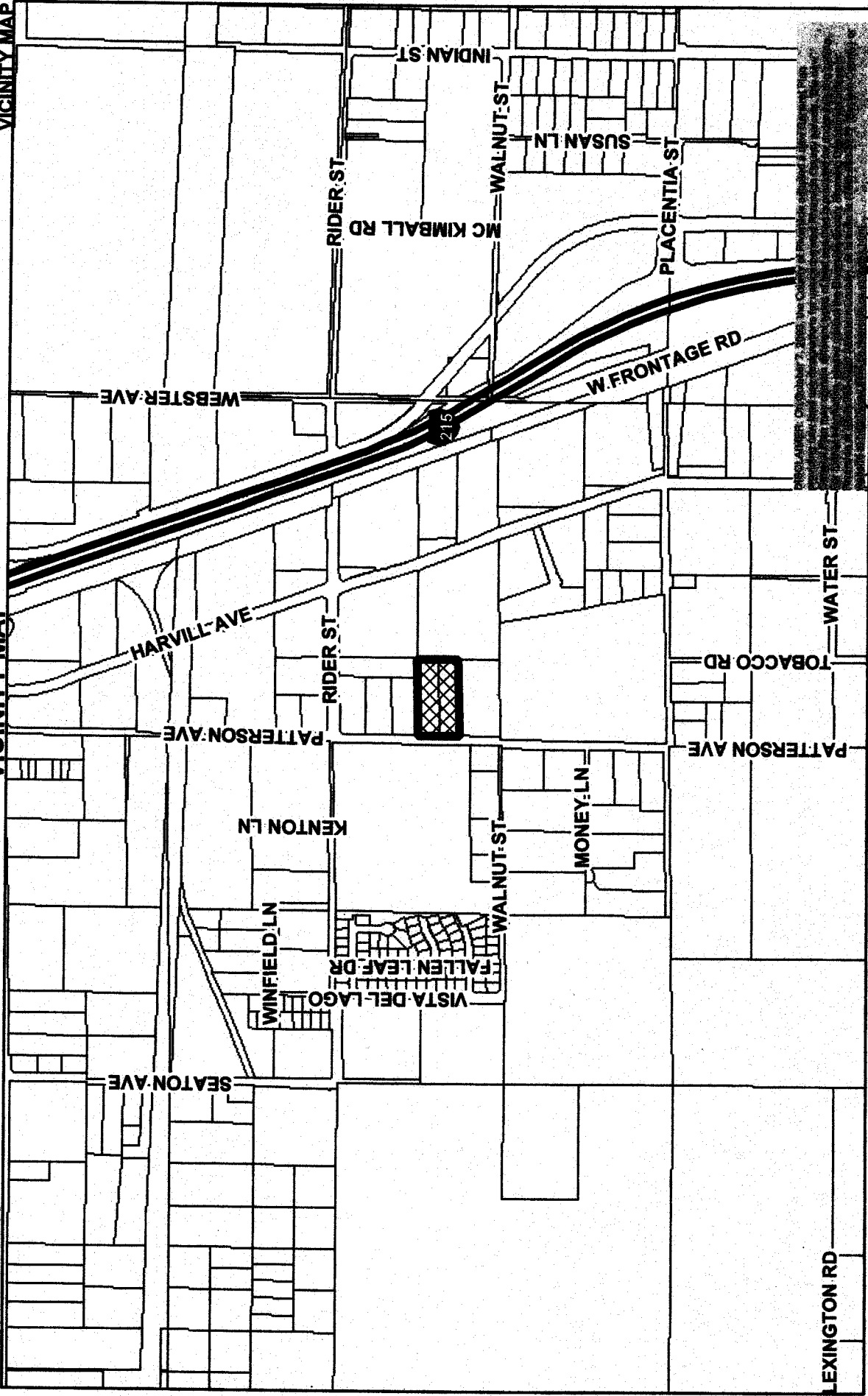
Assessors 317-23
Bk. Pg. Thomas
Bros. Pg. 777 D4



Supervisor Buster
District 1
Date Drawn: 12/02/08

PUP00883 VICINITY MAP

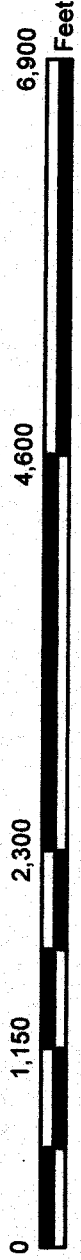
Planner: Nicole Berumen
Date: 01/07/09
VICINITY MAP



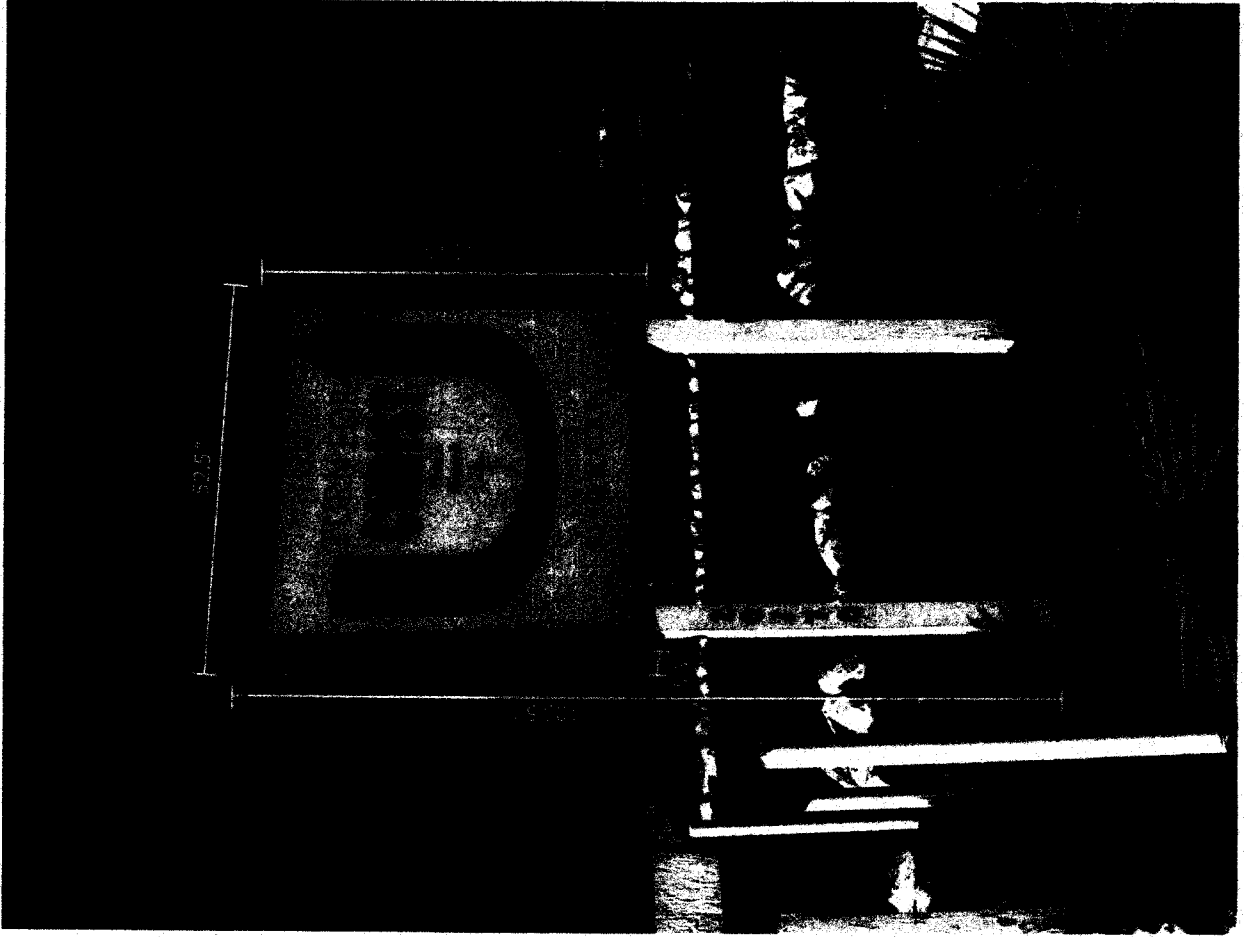
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris
Township/Range: T4SR4W
Section: 13

Assessors 317-23
Bk. Pg. Thomas
Bros. Pg. 777 D4



PUP00883
U-Turn For Christ
Existing Sign Exhibit



Pastor Jerry Brown
20170 Patterson Avenue Perris, CA
92570

PUBLIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

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.

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. 883 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 883, Exhibit A, Amended No. 3, Site Plan, dated 8/8/12.

APPROVED EXHIBIT B AND C = Public Use Permit No. 883,

PUBLIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

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

RECOMMND

Exhibit B and C, Floor Plans and Elevations, dated 8/8/12.

APPROVED EXHIBIT S = Public Use Permit No. 883 Exhibit S,
Sign Exhibit, dated 9/27/11

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.

10. EVERY. 5 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for rehabilitation facility; more specifically U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - PROJECT DESCRIPTION (cont.) RECOMMND

after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

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.

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Parcel: 317-230-023

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 5 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD POTABLE WATER SERVICE RECOMMND

Public Use Permit#883 is proposing Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 3 RELOCATION OF OWTS RECOMMND

All existing onsite wastewater treatment systems (OWTS) that are located within the designated onsite path-of-travel way of any vehicle or located in a designated parking area shall be relocated. (Note: The disposal fields of any existing and/or proposed OWTS shall not be driven over or parked on by any vehicle.)

10.E HEALTH. 4 ORDINANCE 650.5 / DEH TECH MAN RECOMMND

Any new proposed Onsite Wastewater Treatment System (OWTS) and/or proposed Advanced Treatment Unit (ATU) shall comply with County of Riverside Ordinance 650.5 as well as the Department of Environmental Health (DEH) Technical Guidance Manual. Please note that at time of building submittal, a new soils percolation may be required at the Department's discretion.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

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

A Super fire hydrant (6"x4"x 2-2 1/2") shall be located at the driveway entrance.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 5 USE-#88A-AUTOMATIC GATES RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PUP 883 is a proposal to permit an existing rehabilitation center and adding two bunk houses and pave fire turnarounds on 4.62 acres. The property is located in the Mead Valley

12/31/13
12:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

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Parcel: 317-230-023

10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Area north of Placentia St, south of Rider St and east of Patterson Ave.

Available mapping and aerial photo's show a natural watercourse originating from the southwest and conveying water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west. This project is located within the Perris Valley Master Drainage Plan (PVMDP). Lateral H-11 of the PVMDP is proposed to the south in Walnut Street and Lateral H 11.1 is proposed to the north in Rider Street. The construction of these facilities is unknown. Therefore in order to protect the site from flooding, all new structures shall be elevated 18 inches above the highest adjacent ground unless regional flood control facilities are built. Any mobile home/premanufactured building shall be placed on a permanent foundation.

The proposed bunk house and the new paved surface for the fire turnaround combine is more than 5000 sq. ft of impervious area and is considered significant redevelopment and therefore a project specific Water Quality Management Plan (WQMP) will be required.

The District received a revised WQMP on July 18, 2013. A Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. The basin is designed to treat the entire site but it appears from the exhibit some of the areas are not draining directly to the basin. Conceptually this is acceptable to the District but at final plan check additional information may be needed, also there is enough area on the site to enlarge the basin if needed at final design and therefore the District has no objection to this proposal.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal

LIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND
or company checks.

10.FLOOD RI. 4 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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

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

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

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations

PUBLIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 2 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.

PUBLIC USE PERMIT Case #: PUP00883

Parcel: 317-230-023

10. GENERAL CONDITIONS

10.PLANNING. 3

USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 4

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. 7

USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of:

-9 a.m. to 3 p.m., Monday through Saturday to accept new enrollees

-12 p.m. to 5 p.m. Sundays for family visits

-There are no operating hours for rehabilitation activities

10.PLANNING. 8

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).f), which permits a special review of parking requirements based on information provided by the applicant. This public use permit is for a facility that houses rehabilitation persons. These participants do not have cars as they do not leave the facility while participating. There is a church building on site, but attendance is limited to those housed on site. No additional parking is required for this portion of the use. One space for every three staff members is provided based on 18.12, and adequate parking for visitors is provided for a total of 9 parking spaces.

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Parcel: 317-230-023

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to one sign shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 21 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services Agency (the permittee or the permittee's successor-in-interest shall be

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10. GENERAL CONDITIONS

10. PLANNING. 21 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10. PLANNING. 23 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. 24 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. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10. PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim 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.

10. PLANNING. 34 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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - BUSINESS LICENSING (cont.) RECOMMND

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. 35 GEN - 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:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 County and the property owner 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 Planning /Director.

10.PLANNING. 36 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 36

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

significance due to its sacred or cultural importance.

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 Planning Director to discuss the significance of the find.

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

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 preservation or mitigation measures.

10.PLANNING. 38

USE - PAROLEE REQUIREMENT

RECOMMND

No more than 1 person on parole and/or probation shall be permitted in the U-Turn for Christ program at one time.

10.PLANNING. 39

USE - ALUC REQ

RECOMMND

Persuant to letter provided by the Airport Land Use Commission (ALUC) dated July 24, 2007:

The following uses shall be prohibited:

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

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - ALUC REQ (cont.)

RECOMMND

following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

The attached notice shall be provided to all potential purchasers and tenants of the

The attached notice shall be provided to all potential purchasers and tenants of the property.

10.PLANNING. 40 USE - SETBACK REQ

RECOMMND

In the Light Agriculture- One Acre Minimum (A-1-1) zoning classification there are building setbacks (Ord. 348, Article XIII, Section 13.2 (b)). For the front yard there is a twenty foot setback from the property line, from the side yard there is a five foot setback, from the rear yard there is a ten foot setback. Structures shall not encroach into the setbacks.

10.PLANNING. 41 USE - GEO02175

RECOMMND

County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008. In addition, Academy prepared the following documents for this case:

"Review Comments Dated November 12, 2009 for the Site Located at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022, and 023, Riverside County, California. County Geologic Report Number 2175.", dated

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10. GENERAL CONDITIONS

10. PLANNING. 41 USE - GEO02175 (cont.)

RECOMMND

December 28, 2009.

"1- Quick Fax Dated March 29, 2010 from Kristy Early for Planning Department, 2- U-turn for Christ Locate at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022 and 023, Riverside County, California. County Geologic Report Number 2175.", dated April 5, 2010.

"Faxed Kristy Early Comments Dated April 12, 2010, U-turn for Christ Locate at 20170 Patterson Avenue, Perris, Assessor's Parcel Number 317-230-022 and 023, Riverside County, California. County Geologic Report Number 2175.", dated April 20, 2010.

"Response to Review Comments GEO02175, for the Site Located at 20170 Patterson Avenue, Perris, Riverside County, California, Assessor's Parcel Number 317-230-022 and 023, Public Use Permit Number PUP00883.", dated April 16, 2013

These documents are herein incorporated as a part of GEO02175.

GEO02175 concluded:

1. The nearest active fault to the site is the Elsinore Fault Zone located approximately 15 kilometers to the southwest of the site.

2. The potential for liquefaction at the site is considered nil.

3. A dry sand settlement of approximately .5-inch is estimated for the design conditions. The estimated differential settlement may be considered in site development is approximately .25-inch.

4. The potential for slope instability at the site is considered low.

GEO02175 recommended:

1. Partial or complete removal of compressible surface and subsurface materials will be necessary during grading.

2. The overexcavated materials may be moisture-conditioned and recompacted as structural fill.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - GEO02175 (cont.) (cont.) RECOMMND

GEO02175 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02175 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 42 USE - BARN ALTERATIONS RECOMMND

Any alterations to the barn/ Ag building, labeled "Existing Bunkhouse to Become Storage on the site plan, shall require a historical study of the structure, to be reviewed by the Riverside County Parks and Recreation Department prior to the issuance of any permits.

10.PLANNING. 43 USE - BARN ALTERATION RECOMMND

The structure labeled "current bunkhouse to become storage" on EXHIBIT A has the potential to be historical. Prior to any significant alteration to the exterior of the structure, a historical study shall be submitted to the County for review by the Historical Preservation Officer. If the study determines that the structure is historical then applicant shall not alter the structure such that the historical aspects of the facade would be impacted in a way that would detract from the historical significance.

10.PLANNING. 44 USE - RIGHT TO FARM RECOMMND

The applicant/owner shall be aware, and make all potential users of the site aware, that the project site is located wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - RIGHT TO FARM (cont.)

RECOMMND

it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

10.PLANNING. 45 USE - RESIDENT SEX OFNDR RESTR

RECOMMND

Pursuant to Ordinance No. 902 Section 6 c, the project shall not provide residency to any more than 1 sex offender (including resident staff and enrollees), as defined by Ordinance No. 903, released from custody for any criminal offence on or after the adoption of Ordinance No. 902.

TRANS DEPARTMENT

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

RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please

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10. GENERAL CONDITIONS

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

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE B & S 60/120 REQUIREMENT RECOMMND

The current PUP exhibit indicates multiple structures and accomodations constructed and in use without permits. These structures include:

1. Office building
2. Chapel building
3. Bunk house #1
4. Bunk house #2
5. Kitchen building
6. Detached garage
7. Covered canopy
8. Multiple storage sheds
9. Two septic tank systems
10. Three propane tanks

11. Various outdoor gym, basketball courts, and praying areas are also indicated. Permits may be required for thses areas once the scope ofthose facilities has been determined.

Currently there are no permits for the construction, placement, occupancy or use of any structure, building or equipment on the property. No use or occupancy is permitted until final approved building permits and a certificate of occupancy has been obtained for each of the items listed above.

Due to extreme safety concerns, time frames have been reduced to ensure all code and safety concerns per the building and all other applicable departments have been satisfied.

The applicant shall submitt building plans, required supporting documents and fees to the building department

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20. PRIOR TO A CERTAIN DATE

20.BS PLNCK. 1 USE B & S 60/120 REQUIREMENT (cont.) RECOMMND

within 60 DAYS of the PUP approval. Building permits shall be issued within 120 DAYS of the PUP approval.

PLANNING DEPARTMENT

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

The life of Public Use Permit No. 883 shall terminate on July 1, 2032. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

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

20.PLANNING. 7 USE - WALL/FENCE REQUIREMENTS RECOMMND

Within 2 years (24 months) of project approval the applicant shall construct a six (6) foot high perimeter wall/fence around the north, east and south sides of the property as indicated on EXHIBIT A. Said wall/fence shall be block wall, food fence, solid pvc or other material that will screen the property. Chain link will not be permitted.

20.PLANNING. 8 USE - TRASH ENCLOSURES RECOMMND

Within 24 months of project approval the applicant shall construct a trash enclosure which is adequate to enclose a minimum of two (2) bins as shown on the APPROVED EXHIBIT A. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block or wood 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%)

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - TRASH ENCLOSURES (cont.)

RECOMMND

of the area provided for the trash/rubbish enclosures 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.

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.

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 - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 4 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. 5 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 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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.

60.FLOOD RI. 4 USE PERRIS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PUP 883 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE PERRIS VALLEY ADP (cont.)

RECOMMND

prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.5 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.62 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 883, 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. 13 MAP/USE - BURROWING OWL SURVEY

RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13

MAP/USE - BURROWING OWL SURVEY (cont.)

RECOMMND

the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 14

USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

A complete and current (i.e. conducted within 12 months or less) C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 PUBLIC/SEMI-PUB FOOD FACILITY

RECOMMND

For any proposed public or semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

80.FLOOD RI. 4 USE PERRIS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PUP 883 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.5 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Public Use No. 883, 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - ALUC AGENCY CLEARANCE(1)

RECOMMND

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 24, 2007, summarized as follows:

Prior to issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

TRANS DEPARTMENT

80.TRANS. 1 MAP - R-O-W DEDICATION 1

RECOMMND

Prior to issuance of any building permit, sufficient public street right-of-way along Patterson Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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. 2 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - REQ'D GRADING INSP'S (cont.) RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities

90.BS GRADE. 3 USE - PRECISE GRDG APPROVAL RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) 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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

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

RECOMMND

THREE BUNK HOUSE BUILDINGS

Install a complete fire sprinkler system per NFPA 13 2010 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.)

RECOMMND

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)

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.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of nine (9) 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 decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

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

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.62 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 26 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 40877. The Planning Director may require inspection or other monitoring to ensure such compliance.

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Condition of Approval. The Project Area for Public Use Permit No. 883 is calculated to be 4.62 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects 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. 883 has been calculated to be 4.62 acres.

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

90.PLANNING. 29 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29

USE - PALEO MONITORING REPORT (cont.)

RECOMMND

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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40877
Project Case Type (s) and Number(s): Public Use Permit No. 883
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: U-Turn for Christ
Applicant's Address: 20170 Patterson Ave Perris CA 92570

I. PROJECT INFORMATION

A. Project Description: U-Turn For Christ is a faith based facility dedicated to rehabilitation/restoration from addiction to drugs and alcohol through teaching vocational skills, living skills, and a bible education. The facility has a maximum capacity of fifty (50) men that can be housed onsite. Additionally, the project features five (5) full time volunteer staff that are housed on site. "Existing Bunk House 1", as shown on the site plan, houses volunteer staff in the upstairs loft. The lower level of this same building is split into two sections. The westerly half holds five bunk beds and ten (10) men. The easterly half is used for storage. This building also has one (1) bathroom and showers. "New Bunk House 2", and "New Bunk House 3" are proposed modular structures with new septic lines. This is intended to replace the use of a structure onsite that currently housing men in a substandard condition. The current second bunk house will be converted to storage. Each new modular will feature one (1) restroom, showers and housing for twenty (20) men each. The existing office building contains four (4) office rooms, a copy/supply room, a storage closet, a reception area, and an intake room. A new restroom is proposed to be added to the office structure. Enrollees are accepted Monday through Saturday, between the hours of 9:00 am and 3:00pm. The existing kitchen building, as shown on the submitted site plan, is where all meals are prepared. It is inspected by the Health Department regularly to ensure that it is up to County and State health codes. The existing garage is where all vehicles are serviced daily, before and after leaving the property for any offsite volunteer work the men participate in.

The existing Chapel building, as shown on the submitted site plan, is used for daily Bible teaching and special counsel meetings. This building is only used for onsite ministry purposes and is not open to the public. A new restroom facility is proposed for the structure. Additionally, a new trash enclosure is proposed near the rear of the property.

All other structures are existing and proposed for inclusion in the PUP; they include, a kitchen, a garage, a deck on bunkhouse 1, two patio structures, animal pens, and a number of sheds and storage containers.

The site also features a playground area, basketball and volleyball courts, and grassy areas to accommodate family visits. On Sundays, between the hours of 12:00 pm and 5:00pm, immediate families only are allowed to visit the enrollees.

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

C. Total Project Area: 4.62

Projected No. of Men in program: 50

Lots: 2

Est. No. of Volunteers: 5

Commercial Acres: 4.25

Sq. Ft. of Bldg. Area:
13,822

Est. No. of Employees: 4

D. **Assessor's Parcel No(s):** 317-230-022 and 317-230-023.

E. **Street References:** The project is located in the Mead Valley Area Plan, northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue and westerly of Harvill Avenue.

F. **Section, Township & Range Description or reference/attach a Legal Description:**
Section 13 North East, Township 4 South, Range 4 West

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project is comprised of existing structures on a largely unpaved pair of lots. The project is surrounded by some residential and regionally it is in an area transitioning from large lot residential to industrial uses based on proximity to the I-215. There is little vegetation in the area, some natural rock outcroppings in nearby areas and hills.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project adheres to the Mead Valley Area Plan and all other applicable General Plan Land Use Policies.
2. **Circulation:** the Transportation Department determined that the proposed project would not result in inconsistencies with the General Plan Circulation Levels of Service and that the proposed project is consistent with this General Plan policy. The project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within a Western Riverside County Multi-Species Habitat Conservation Plan Cell or Cell Group. The project site is free from suitable habitat for wildlife, as well as native plant species. The project meets all other applicable multipurpose open space policies of the General plan.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or high fire area. The project is located in an area susceptible to subsidence and with a low potential for liquefaction. The proposed project meets all other Safety element policies.
5. **Noise:** The proposed project meets all applicable policies of the Noise element.
6. **Housing:** The project does not propose housing and is not anticipated to result in the need for construction of additional housing. The proposed project meets all other Housing element policies of the General Plan.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Mead Valley

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

D. Land Use Designation(s): Rural Community: Very Low Density Residential (RC:VLDR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. Area Plan(s): Mead Valley

2. Foundation Component(s): Community Development

3. Land Use Designation(s): Community Development: Medium Density Residential (MDR) to the west, Rural Community: Very Low Density Residential (RC:VLDR) to the north and south, and Community Development: Business Park to the west.

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Light Agricultural- 1 Acre Minimum (A-1-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) to the east, One Family Dwellings (R-1) and Rural Residential- 1 Acre Minimum (R-R-1) to the west, Rural Residential- 1 Acre Minimum (R-R-1) and Light Agricultural- 1 Acre Minimum (A-1-1) to the north, and Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) to the south.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

For Juan C Perez, TLMA Director/Interim
Planning Director

Printed Name

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

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

Findings of Fact:

a) The proposed project is located in proximity to Interstate 215 (I-215). According to General Plan Figure C-9, Interstate 215 (I-215) is not an eligible or designated scenic highway corridor. The proposed project will have no impact upon a scenic highway corridor.

b) The proposed project site is currently in use and does not contain any scenic resources, such as oak trees or rock outcroppings. The proposed project will legalize existing structures and entitle two new modular structures in an area that contains vacant land and single family residences. The proposed development will not be aesthetically offensive, block views open to the public, and is well screened from the street. Because of the nature of the proposed use, a condition of approval has been added to the project to screen the projects south, west and north sides with a wall or fence to screen the view from the public of the operations within the project site (COA 20.PLANNING.7). With this mitigation, the proposed project will have a less than significant impact with regard to scenic resources.

Mitigation: Condition of Approval 20.PLANNING.7 requires the project to screen the projects south, west and north sides with a wall or fence to screen the view from the public of the operations within the project site.

Monitoring: Monitoring will be administered through the building and safety plan check process and code enforcement observation/inspections.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to the RCIP, the proposed project is located within Zone B (39.46 miles) of the Mount Palomar Observatory. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. Many of the project structures exist today and are in use without the benefit of building permits. The project has been conditioned to obtain building permits (COA 20.BS PLANCK.1 and 20.PLANNING.6). As part of the Plan Check review process the project will be required to comply with all conditions including a condition low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields, or cutoff luminaries (COA 10.Planning.4). All new structures will also be required to comply. This is considered standard condition of approval and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a and b) The project proposes to legalize four structures and many smaller out buildings that are onsite and operating and entitle two new modular structures. While the project exists, many of the structures have no building permits. The project has been conditioned to obtain building permits (COA 20.BS PLANCK.1 and 20.PLANNING.6). All lighting will be directed to comply with the requirements of Ord 655. The proposed project will have a less than significant impact with regard to introducing new sources of light which would have adverse affects on day and night time views.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

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

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

Findings of Fact:

a) According to the RCIP, the proposed project site is designated as 'other' farmland. The project site currently features a rehabilitation facility and is not used for agricultural purposes. The 2003 General Plan (RCIP) assigned the current land use designation, at which time the impacts for converting prime farmland were already addressed through the General Plan EIR No. 441. The proposed project does not propose to convert designated farmland for which the impacts of such a conversion were not already analyzed. The proposed project will have a less than significant impact with regard to the conversion of prime farmland, because the property designation was 'other' and because any potential impacts were already addressed in EIR No. 441.

b) According to the RCIP, the proposed project is not located within the vicinity of an Agricultural Preserve which would indicate that land was subject to a Williamson Act Contract. The proposed project is not located within the vicinity of land which is solely being used for agricultural purposes. The proposed project will have no impact with regards to conflicting with an existing agricultural use or a Williamson Act Contract.

c) The proposed project site is not located near any agriculturally zoned property. Thus, the proposed project is not subject to Ordinance 625. The proposed project will have no impact.

d) The proposed project does not have the ability to cause the conversion farmland in the future. The proposed project is located in an area that has been planned for residential, business park and industrial land uses. The project is in line with the future development in the area which does not have the potential to convert farmland, as those uses do not exist within the vicinity of the proposed project. The proposed project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment 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-c) No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production. The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

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

The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG).

a) The 2003 AQMP is based on socioeconomic 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. The proposed project is consistent with the County's General Plan land use designations. The proposed project is consistent with the 2012 AQMP. Therefore, the proposed project will not conflict with or obstruct implementation of the AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. 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 (COA 10.BS GRADE. 6). The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads. The project shall also comply with regional rules that assist in reducing short-term air pollutant emissions and dust suppression measures in the SCAQMD CEQA Air Quality Handbook. This is a standard condition of approval therefore is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) Based on a review of the application materials, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard because the staff and the rehabilitants will be driving to or from the site on a daily basis. As such, there will be no increase particulates due to use of a vehicle. Therefore, there is no impact.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, and is not anticipated to generate significant odors. Therefore, this 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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f) The project proposes a rehabilitation facility which is not anticipated to generate any odors based the similar facilities. Additionally, the facility has been operating for many years with no complaints or objections of any odors. The use proposed does not typically involve the use of anything that would produce significant odors. Therefore, the project is not anticipated to generate significant odors affecting a substantial number of people. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan; however, the project is not located within a Criteria Cell or Cell Group. Therefore, the project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

b) The Riverside County Environmental Programs Department conducted a site visit on April 29, 2008 and determined that the project site is free from suitable habitat for wildlife, as well as native plant species. Therefore, the project shall not have an 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). Therefore, there is no impact.

c) During the April 29, 2008 site visit conducted by EPD, the site was examined for burrowing owl habitat. The EPD did not observe small mammal burrows or signs of the presence burrowing owl within the project site. However, the project site is in proximity to known owl populations and the project has been conditioned to have a qualified biologist conduct a pre-construction presence/absence survey for the 2 new structures for burrowing owl prior to grading permit issuance. The results of the survey shall be submitted to the EPD for review (COA 60.EPD.1). Therefore, the impact is considered less than significant with mitigation incorporated.

d) The project site is located in an area that is disturbed and there are existing industrial uses to the east and residential uses to the west and the site is primarily devoid of wildlife habitat. This parcel is not considered a corridor or constrained linkage area. The site currently features fencing and improved facilities. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e) EPD conducted a site visit on April 29, 2008 of the project site and concluded that the site does not contain riparian/riverine habitat. Therefore, there is no impact.

f) The project site does not contain federally protected wetlands. Therefore, there is no impact.

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

Mitigation: The project has been conditioned prior to grading permit issuance to have a qualified biologist conduct a pre-construction presence/absence survey for burrowing owl (COA 60.EPD.1).

Monitoring: Monitoring shall be conducted by the Riverside County Environmental Programs Department and the Department of Building & Safety during the plan check process.

CULTURAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on site visits and the application materials, one structure on site has the potential to be historic; however no alteration of the structure is being proposed. Condition of Approval No. 10.Planning.43 requires a historical analysis prior to any alteration of the structure. Should the structure be determined to be historical than no exterior alteration would be permitted that would detract from the historical aspects of the façade. With this proposed mitigation, there is a less than significant impact.

Mitigation: 10.Planning.43 requires a historical analysis prior to any alteration of the structure. Should the structure be determined to be historical than no exterior alteration would be permitted that would detract from the historical aspects of the façade.

Monitoring: Monitoring shall be conducted by the Riverside County Historic Preservation Officer and the Department of Building & Safety during the plan check process.

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

Source: Project Application Materials, Archeologist review and site visit.

Findings of Fact:

a-d) The project site features a number of structures, gardens and other disturbed areas. These ground disturbances have been onsite for number of years operating as a rehabilitation facility, and before that, a ranch. The ground is disturbed in all parts of the site, including the proposed location of the two additional modular structures. Based on this, and a site visit by the County Archeologist at the time in 2008, it was determined that there was no evidence of potential archeological sites. Because the site was significantly disturbed, no change could result from the proposed project that could impact archeological resources. The Archeologist determined that there was no evidence based on the topography of the site, the historical drainage of the area, or settlement patterns to support the potential of human remains or past religious or sacred uses to be found on the site.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to General Plan Figure OS-8, the proposed project is located in an area which is designated as having a high potential for paleontological sensitivity. The project has been conditioned to retain a paleontologist for monitoring during grading and construction at the project site (COA.60.Planning.14). The project has also been conditioned to provide a Paleontological Monitoring report to the County Archeologist (COA.70.Planning.1). With the incorporated mitigation the proposed project will have a less than significant impact with regard to paleontological resources.

Mitigation: The project is required to retain a paleontologist for monitoring of the site during grading and construction activities (COA.60.Planning.14). The project has been required to provide a Paleontological Monitoring Report to the County Archeologist prior to the building final inspection (COA.70.Planning.1).

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) According to the Geotechnical Investigation prepared for this project, the site does not lie within a State of California or County of Riverside established earthquake fault zone. The report also determined that there was no indication of active faults either crossing or trending toward the subject site. Therefore, the project shall not expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within a fault zone and there are no active faults crossing or trending toward the project site. Therefore, the Geotechnical Investigation determined that the potential for this site to be affected by surface fault rupture is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The Geological Investigation completed for this project determined that there is no potential for this site to be affected by liquefaction. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The proposed project site is located within an area that is designated as having very high levels of seismic ground shaking. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are not considered mitigation pursuant to CEQA. Building permits are required for all existing non-permitted substandard structures. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring 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" County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) Due to the flat-lying nature of the site, on-site land sliding or debris flow sources from higher elevations should not be considered to be a geologic constraint at this site. The Geotechnical Investigation determined that the potential for landsliding is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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", County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

a) The Geotechnical Investigation prepared for this project determined that potential for liquefaction is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the proposed Project site is not subject to inundation due to the failure of any nearby dams. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Building & Safety Grading Review

Findings of Fact:

a) The topography at the proposed project site is relatively flat, there is minimal grading proposed. The proposed project will not substantially change the topography at the site therefore there is a less than significant impact.

b) The proposed project will not create any cut or fill slopes of any kind. Therefore, the impact is considered less than significant.

c) The project currently features uncertified septic systems and proposes two additional systems. The Department of Environmental health has added conditions of approval to the project requiring the applicants to perform a C42 certification of the existing septic systems (COA.80. EHEALTH.1). Additionally, some grading will be required that will impact exiting onsite wastewater treatment systems (OWTS) because drive isles pass over leach fields and septic lines. The project proposes moving these fields and lines, COA 10. EHEALTH.3 requires they be moved. With this mitigation, the project will have less than significant impacts.

Mitigation: COA.80.EHEALTH.1 requires that applicants to perform a C42 certification of the existing septic systems prior to building permit issuance. COA 10. EHEALTH.3 requires relocation of existing OWTS lines and leach fields.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report (GEO) No. 2175, submitted for this project (PUP00883) was prepared by Academy Consulting Engineering, Inc. and is entitled "Preliminary Geotechnical Soils Evaluation for the Site Located at 20170 Patterson Avenue, Perris, Assessor's parcel Numbers 317-230-033 and 023, Riverside County, California", Project No. 0804-5051-F, dated April 21, 2008.

Findings of Fact:

- a) The project has been conditioned to provide erosion control protection measures, through planting and incorporating necessary drainage facilities, to control and prevent erosion (COA. 10. BS GRADE. 5 and 60.BSGRADE.5). This is a standard condition of approval and is not considered mitigation for CEQA purposes. The project will not result in substantial soil erosion or loss of topsoil. Therefore, the impact is considered less than significant.
- b) The project is not located on expansive soils. Therefore, there is no impact.
- c) The soils in the area are currently supporting septic systems. The Department of Environmental health has added conditions of approval to the project requiring the applicants to perform a C42 certification of the existing septic systems (COA.80. EHEALTH.1). Should the soils not be capable of supporting septic systems an advanced treatment system would be required.

Mitigation: COA.80.EHEALTH.1 requires that applicants to perform a C42 certification of the existing septic systems prior to building permit issuance.

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

19. Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Flood control review, Project Preliminary WQMP dated July 18, 2013.

Findings of Fact:

a, b) The project was reviewed by the Riverside County Flood Control Department, and a preliminary Water Quality Management Plan was submitted and approved by Flood Control. Available mapping and aerial photo's show a natural watercourse originating from the southwest and conveying water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west.

The preliminary WQMP, while primarily used to treat flows, will also address the design of flows through the site to the point where drainage patterns will not result in significant erosion (otherwise the facilities intended to clean the water would fail). Implementation of the WQMP is addressed through the design features on site for the project, including a Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. With the inclusion of these site design features, the project will result in a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

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

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

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. 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 (COA.10.BS GRADE. 6). 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 required.

Monitoring: No monitoring required..

GREENHOUSE GAS EMISSIONS Would the project

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

Findings of Fact:

a) The project proposes the rehabilitation use within many existing structures. While some additional structures are proposed, they will be modular and no permanent structures will be built on the site. Without the need to construct any new structures, there will be very minimal construction impacts that could potentially result in the release of chemicals that perpetuate greenhouse gasses such as carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride. Some septic leach lines will be required for the existing and proposed uses which will require some construction. The use of a backhoe or other machinery may be required. Such use would be temporary and would not result in significant emissions. Because this would be the only construction aspect that results in any GHG release, the construction impacts are less than significant. The operational aspects of the project include rehabilitation of persons housed on the site. Additionally, the staff is housed on the site. So the emissions would be similar to those of a residential use. Greenhouse gasses from this type of use are very minimal and therefore, less than significant. This proposed project does not trigger the need for any additional GHG studies, based on department standard operating procedure.

b) The project will not conflict with AB32, as the use has been in existence for prior to the 1990 target GHG level required by AB32. There are no other adopted County policies or plans that conflict with the proposed use.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or	<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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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

Findings of Fact:

- a) The proposed project is not anticipated to involve the routine use, transport, or disposal of hazardous materials and based on the information provided to the Hazardous Materials Division, no permits are required. Therefore, the impact is considered less than significant.
- b) The proposed project is not anticipated to result in 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. Part of the rehabilitation program includes vocational training. As a result there are some vehicle repair facilities located on the site, used for training of vehicle repair. Some chemicals such as fuel and antifreeze may be inadvertently discharged into the soil if the site is not properly preventing such discharges. The County Department of Environmental Health has added a condition of approval (COA 80.E.HEALTH.2) to the project requiring special clearance from the department prior to the issuance of any building permits. Such a clearance will address many site issues and concerns including proper address of vehicle chemicals.¹ Therefore, the impact is considered less than significant.
- c) The proposed project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site allows adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed school sites located within one-quarter of a mile of the project site. In addition, the proposed project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Mitigation: Condition of Approval 80.E.HEALTH.2 requires special clearance from the department prior to the issuance of any building permits

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

¹ Based on a phone call between Matt Straite and Mike Mistica of Environmental Health May 2008.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) According to the General Plan, figure S-19, the project is not located within an Airport Influence area, or near an airport. Therefore, no review by the Airport Land Use Commission is required. There will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the GIS Database, the proposed project is not located within an area of the County which is designated as high fire. The proposed project is not subject to risk involved with hazardous fire areas, therefore there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, d) The Flood Hazard Report concluded that based on available mapping and aerial photo's, a natural watercourse originating from the southwest exists and conveys water onto Walnut Street south of the property and continuing east towards Patterson Ave away from the property. This project receives minor sheet flow type runoff from the west. This project is located within the Perris Valley Master Drainage Plan (PVMDP). Lateral H-11 of the PVMDP is proposed to the south in Walnut Street and Lateral H 11.1 is proposed to the north in Rider Street. The proposed project will not be altering the site in a way that will significantly alter the drainage patters of the area. Some water quality features will be required for the site, and are reflected in the site design, but these will not alter the patterns of an existing water course.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As a result of the site design, impacts are considered less than significant.

b) The proposed bunk houses and the new paved surface for the fire turnaround combine is more than 5000 sq. ft of impervious area and is considered significant redevelopment and therefore a project specific Water Quality Management Plan (WQMP) will be required. The District received a revised WQMP on July 18, 2013. A Bio-Retention basin is proposed along the eastern boundary of the site to mitigate for water quality. The basin is designed to treat the entire site. The District has conditioned for a final WQMP (COA 10.FLOOD RI.6), however, this is a standard condition of approval and not considered mitigation for CEQA purposes. As a result of the site design, impacts are considered less than significant.

c) 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, there is no impact.

e, f) The project is not located within a 100 year flood zone. As a result, the impacts are less than significant.

h) The project will include new stormwater treatment control best management practices, but the design of the features will not result in vector concerns or odors as the design of the BMP prevents such issues. As a result, the impacts are less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure 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) According to General Plan Figure S-9, the proposed project is not located within a 100 year flood plain. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site within a floodplain. Therefore, there is no impact.
- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.
- c) The project is not within a 100-year Floodplain. Therefore, the project shall 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 within a floodplain. Therefore, there is no impact.
- d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

- a) The present use of the land is the rehabilitation facility as it has been operation without the benefit of permits for a number of years. The proposed project does propose some alteration to the site, in form of additional structures; however, the additional structures are not intended to result in the ability to increase the volume of those using the rehabilitation services. The new structures are needed because some of the men studying in the site are currently housed in a structure that is substandard and is no longer intended to act as housing. It is being converted to storage only. A public use permit is permitted in any zone in the County and is therefore consistent with the planned use of the site (see below for the discussion in 28).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is located within the sphere of influence of the City of Perris California. The City has recently expressed interest in annexing the area surrounding the project site. The project was transmitted to the City in 2008 for comment and questions and again in October of 2013. The County received no reply. It is therefore assumed that there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

28. Planning

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

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

Findings of Fact:

a) The project is a faith based drug and alcohol rehabilitation facility that is not funded or licensed by the State. According to Ordinance No. 348, Section 18.29 a public use permit is permitted in any zone.

b) The project has been on site for a number of years. Many of the neighbors have submitted comments supporting the project, as has the Sheriff's department. However, the proposed use may be considered offensive by some. A condition of approval has been added to the project, COA 20.PLANNING.07 that requires a 6 foot perimeter fence/wall to screen the use. Because the use is already existing, the permit has been triggered by a 24 month requirement. Should the wall/fence not be constructed within 24 months, the County will no longer issue any permits for the site. Additionally, 20.PLANNING.08 requires the construction of trash enclosures to further aid the compatibility of the site by screening potentially offensive views. Landscaping has also been required along the front of the project site, however, this is not considered mitigation as this would be required for any use. With this proposed mitigation, the project is considered less than significant.

c) The site is surrounded on the north, east and south by a Business Park (BP) Land Use Designation, to the west the site is medium Density residential (MDR). The surrounding properties have been issued many different kinds of entitlements, most of which have expired. The site surrounding the property is currently vacant. TR30952 for 131 homes has been approved for the 34 acres across the street from the project. The map was approved in 2003 but is still able to record because the State has continued to issue extensions on tentative maps. With the mitigation proposed above, the project will be compatible with surrounding development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site has a Land Use Designation of Rural Community- Very Low Density Residential (RC-VLDR). The intent of this designation is large lot single family residential and ranches. Further, the General Plan explains that the intent of the Rural Community designation is to protect the rural lifestyle of those areas. The site is generally surrounded by properties with a Business Park (BP) designation, with some neighbors featuring a Rural Community foundation. To help assure the perpetuation of the rural lifestyle, Condition of Approval 10.PLANNING.44 has been added to the case which requires the applicant to make all future users of the site aware of the neighbors right-to-farm. This means that standard uses of the neighboring property for agricultural uses cannot be considered a nuisance. With this addition, the project is consistent with the intent of the General Plan Land Use Designation.

e) The project is located in a LAFCO designated Disadvantaged Unincorporated Community (DUC), meaning the community surrounding the project site has an annual median income that is less than 80 percent of the statewide annual household income. However, physically the project is one the eastern boundary of the area and will not separate or divide any existing communities. The use has been on site for a number years and will not be disrupting any patterns. The project is capitalizing on its location in this community to help on a local as well as a regional basis. The intent is to serve the community, so the location in this DUC is ideal for the intent and purposes of the project and the County. There is no impact.

Mitigation: COA 20.PLANNING.07 that requires a 6 foot perimeter fence/wall to screen the use. 20.PLANNING.08 requires the construction of trash enclosures.

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) This project site is located within an area of mineral resources designated as zone MRZ-3. The MRZ-3 designation indicates that mineral deposits are likely to exist, however, according to the available geologic information, the significance of the deposit is undetermined. The site is not zoned

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for mineral resources or mining. The project will not interfere with mining operations or expose people to risk associated with mining operations. This project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

b) This project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring 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 project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. However, the project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Existing noise levels on the project site mainly derived from vehicular sources along I-215 and Harvill Avenue. Although aircraft noise is audible from planes using MARB, the project site is approximately 2.5 miles from MARB. At this distance, the noise impact from MARB is marginal. According to the MARB Air Installation Compatible Use Zone (AICUZ) Study, the project site is outside the 60 dB CNEL noise contour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the workers of the project will not be exposed to excessive noise levels and the impact is considered less than significant.

b) This project is not located within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

A Burlington Northern Santa Fe Railroad is located less than one-quarter mile east of the project site. Trains along this railroad create intermittent noise impacts. However, based on the distance and the presence of existing buildings between the project site and the railroad tracks, the workers of the project would not be exposed to excessive noise levels. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The RCIP General Plan established 70 decibels (dB) as the upper limit of "normally acceptable" noise levels for "commercial land uses", such as manufacturing. Based on the RCIP Noise Element, the 70 dB noise contour exists at approximately 300 feet from the highway (I-215) right of way. The project site is more than 1,400 feet away from the I-215 right of way; therefore, the impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: There are no other noise factors that should be considered in this analysis.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

34. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The proposed development is located near the I-215 Freeway along Patterson Avenue, between Walnut and Rider Street. The project site is located in the Mead Valley community and is surrounded by industrial and business park uses. The rehabilitation use is not considered a significant noise generator. Noise effects on or by the project will have less than a significant impact on the proposed project. More specifically:

- a) This project will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) This project will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.
- c) There will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) There will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

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

Monitoring: No monitoring 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-f) The project is located in an area that is currently large lot residential but surrounded by business parks and smaller lot residential. The site is a former ranch, but the rehabilitation use has been ongoing for a number of years. The project will not displace any housing or generate a need for more housing. Five of the project staff stay on the site full time, the others do not stay long enough to consider this resident housing. The project is within a redevelopment area, but the redevelopment agency is no longer in existence. As a result, there will be no housing impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have an 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, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Fire services is 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 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Sheriff 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 proposed project will have an impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Sheriff services is 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 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Integrated Plan, Safety Element, Figure S-14 "Inventory of School Locations."

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

The proposed project is located within the Val Verde Unified School District. However, this project is not subject to the payment of school fees. Therefore, this project will not impact local schools.

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 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have an impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Library services is 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 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The construction of a health services buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site. As a condition of development of the proposed industrial buildings, mitigation fees will have to be paid by the developer to the County for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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necessary capital improvements for public facilities. There is currently not enough information available to analyze potential impacts associated with the development of such public facilities, which may be required as a result of this and other developments in the area. At the time new health service facilities are proposed, the County of Riverside will assess potential environmental impacts associated with their construction.

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 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 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) This project will have no impact on recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. There are no regional or local trails along the project frontage on Patterson Avenue.

b) This project will have no impact on 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.

c) This project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Therefore, this project will have no impact on a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Circulation Element, Figure C-7 "Trails and Bikeway System." Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated or proposed recreational trails on the project site. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not conflict with any plans, policies or ordinances as the project frontage on Patterson Ave. is minimal, and the right of way is sufficient and the project will not be generating sufficient traffic volume to impact traffic. The men are in temporary residence without their vehicles. Thus, this project will have less than a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) Based on the analysis in a, this 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.
- c) This project is located within the March Air Reserve Base Influence Area. As such, this project has been reviewed by the Airport Landuse Commission (ALUC). It has been determined by ALUC that this project will not 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) This project will not alter waterborne, rail or air traffic.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project only features a small amount of frontage on A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Ave.
- f) No additional road improvements will be required at this time along A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue due to existing improvements. Therefore, this project will result in new or altered maintenance of roads.
- g) As existing improvements are in place on A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue, this project is not anticipated to cause an effect upon circulation during the project's construction.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

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

Monitoring: No monitoring 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:

There are no designated or proposed bike trails on the project site. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring 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) Water treatment facilities and potable water services will be provided to the proposed development by Eastern Municipal Water District (EMWD). The proposed project will connect to the existing water line in A) The proposed project will use existing electricity service provided by Southern California Edison. Since service already exists for the project site, the provision of extending electricity service to the project is considered a less than significant Avenue and will not require new or expanded water treatment facilities as development of the project site was included in EMWD's Urban Water Management Plan (UWMP). Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area which will supply potable water to the project site. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the RCIP to project future water demand. Since the project is consistent with the designated land use in the RCIP, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation required.