

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

604B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 6, 2015

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

(Continued on next page)

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

Juan C. Perez

Juan C. Perez
TLMA Director

SW:mc

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: April 14, 2015
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

1-4

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

DATE: March 6, 2015

PAGE: Page 2 of 2

The Planning Department recommended approval; and,

THE PLANNING COMMISSION:

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

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

BACKGROUND:

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

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

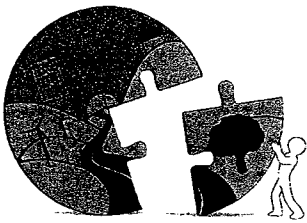
The Planning Commission heard the above referenced project on January 21, 2015. At the public hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing and approved PUP No. 922 by a 5-0 vote with the additional Condition of Approval 20. PLANNING 7, which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

Impact on Citizens and Businesses

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

ATTACHMENTS:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Juan C. Perez
Interim Planning Director

4/22/15
Date

JP
Initial

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PUP00922
Project Title/Case Numbers

Mark Corcoran
County Contact Person

951-955-3025
Phone Number

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

Chapel in the Pines
Project Applicant

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

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

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

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 4/14/15, and has made the following determinations regarding that project:

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

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

[Signature]
Signature

Board Assistant
~~Project Planner~~
Title

10/1/2014
Date

Date

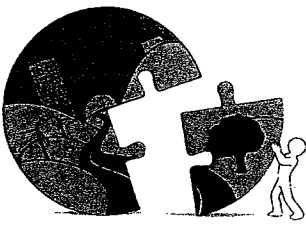
Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA42665 ZCFG06045

FOR COUNTY CLERK'S USE ONLY

APR 14 2015 1-4



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor
 Sacramento, CA 95812-3044 P. O. Box 1409 38686 El Cerrito Road
 County of Riverside County Clerk Riverside, CA 92502-1409 Palm Desert, CA 92201

Project Title/Case No.: PUP00922
 Project Location: In the unincorporated area of Riverside County, more specifically located north of Highway 74, south of Idyllwild, east of McCall Park Road, and west of Highway 243.

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

Name of Public Agency Approving Project: Riverside County Planning Department
 Project Applicant & Address: Chapel in the Pines, P.O. Box 111, Mountain Center, CA 92651

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

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

Mark Corcoran 951-955-3025
 County Contact Person Phone Number
[Signature] Board Assistant
 Signature Title
September 30, 2014
 Date

Date Received for Filing and Posting at OPR: _____

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

APR 14 2015 1-4

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1400741

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

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

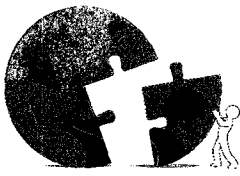
38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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

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

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

Overpayments of less than \$5.00 will not be refunded!
Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 4.6

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

II. PROJECT DESCRIPTION:

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

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

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

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

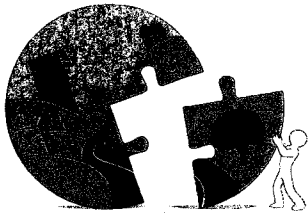
Public Comments: **Closed**

Motion by Commissioner Petty, 2nd by Commissioner Leach

A vote of 5-0

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

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



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

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

Planning Commission:

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

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

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

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

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

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

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

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

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

PROJECT HISTORY:

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

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

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

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

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

ISSUES OF POTENTIAL CONCERN:

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

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use(Ex. #5): Rural-Rural Residential (R-RR) and Community Development: Commercial Retail (CD-CR)
2. Surrounding General Plan Land Use(Ex. #5): Agriculture-Agriculture (AG-AG) to the north, Rural-Rural Residential (R-RR) to the west, Rural-Rural Residential (R-RR) and Community Development-Commercial Retail (CD-CR) to the east, and Agriculture-Agriculture (AG-AG) to the south.
3. Current Property Zoning(Ex. #2): Residential Agriculture-5 acre minimum (R-A-5)
4. Surrounding Zoning(Ex. #2): Residential Agriculture-20 acre minimum (R-A-20) to the south, Residential Agriculture-5 acre minimum (R-A-5) to the west, Commercial Retail (C-R) and Residential Agriculture-5 acre minimum (R-A-5) to the east, and Residential Agriculture-20 acre minimum (R-A-20) to the north.
5. Existing Land Use(Ex. #1): The proposed project site is developed with the existing structures from the former Morning Sky Residential School, but is currently inactive.
6. Surrounding Land Use(Ex. #1): Vacant property and scattered single family residential to the west, east, and north, and vacant property to the south.

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

RECOMMENDATIONS:

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

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

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

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

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

CONCLUSIONS:

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

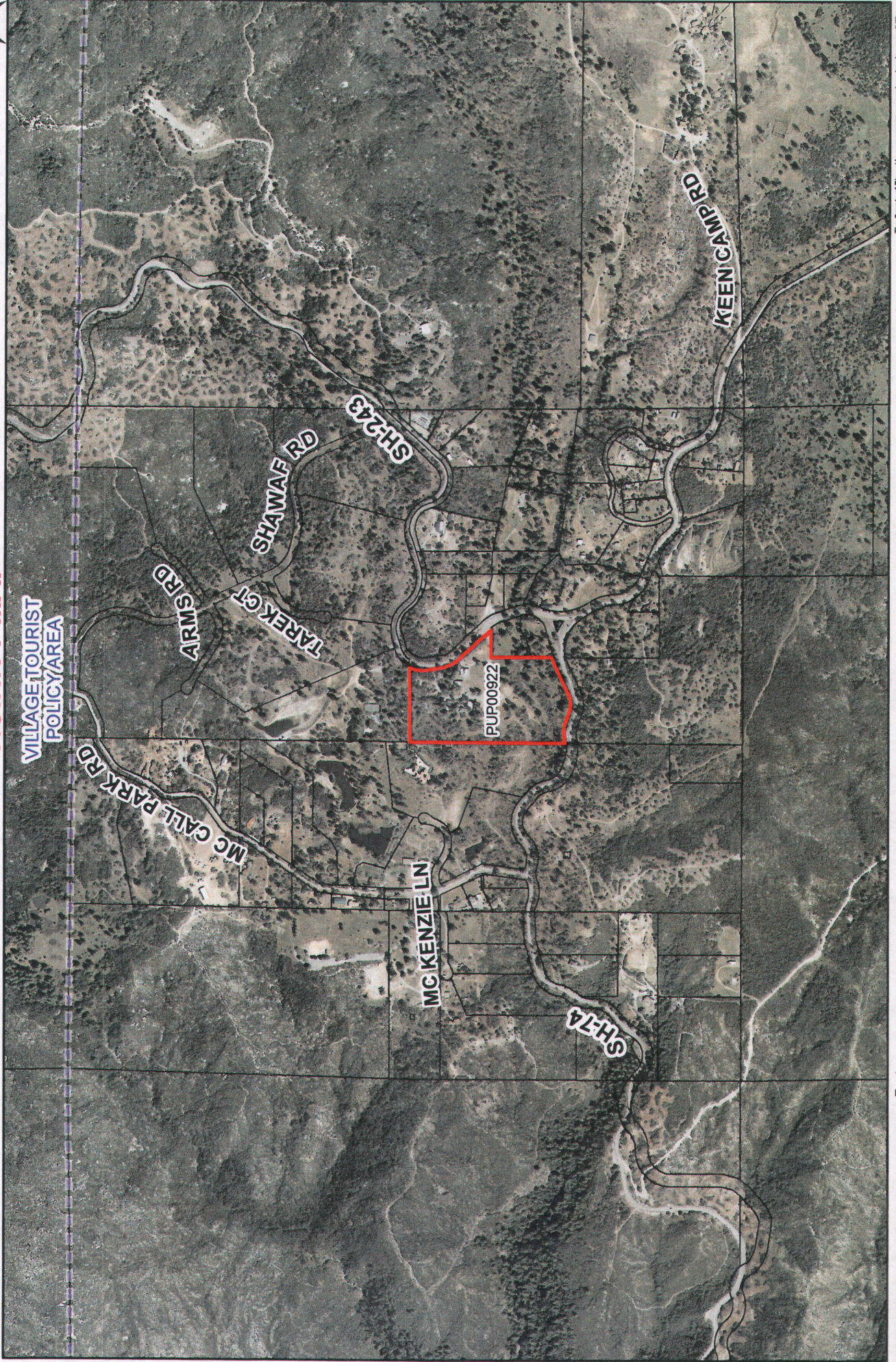
INFORMATIONAL ITEMS:

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

2. The project site is not located within:
 - a. An adjacent city of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. County Service Area;
 - d. A potential area for liquefaction; and
 - e. A Parks and Recreation District.
3. The project site is located within:
 - a. A high fire area; and
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
4. The subject site is currently designated as Assessor's Parcel Number 557-100-016.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00922
VICINITY MAP

Supervisor Stone
District 3



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

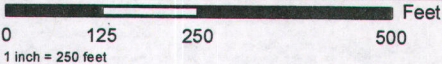
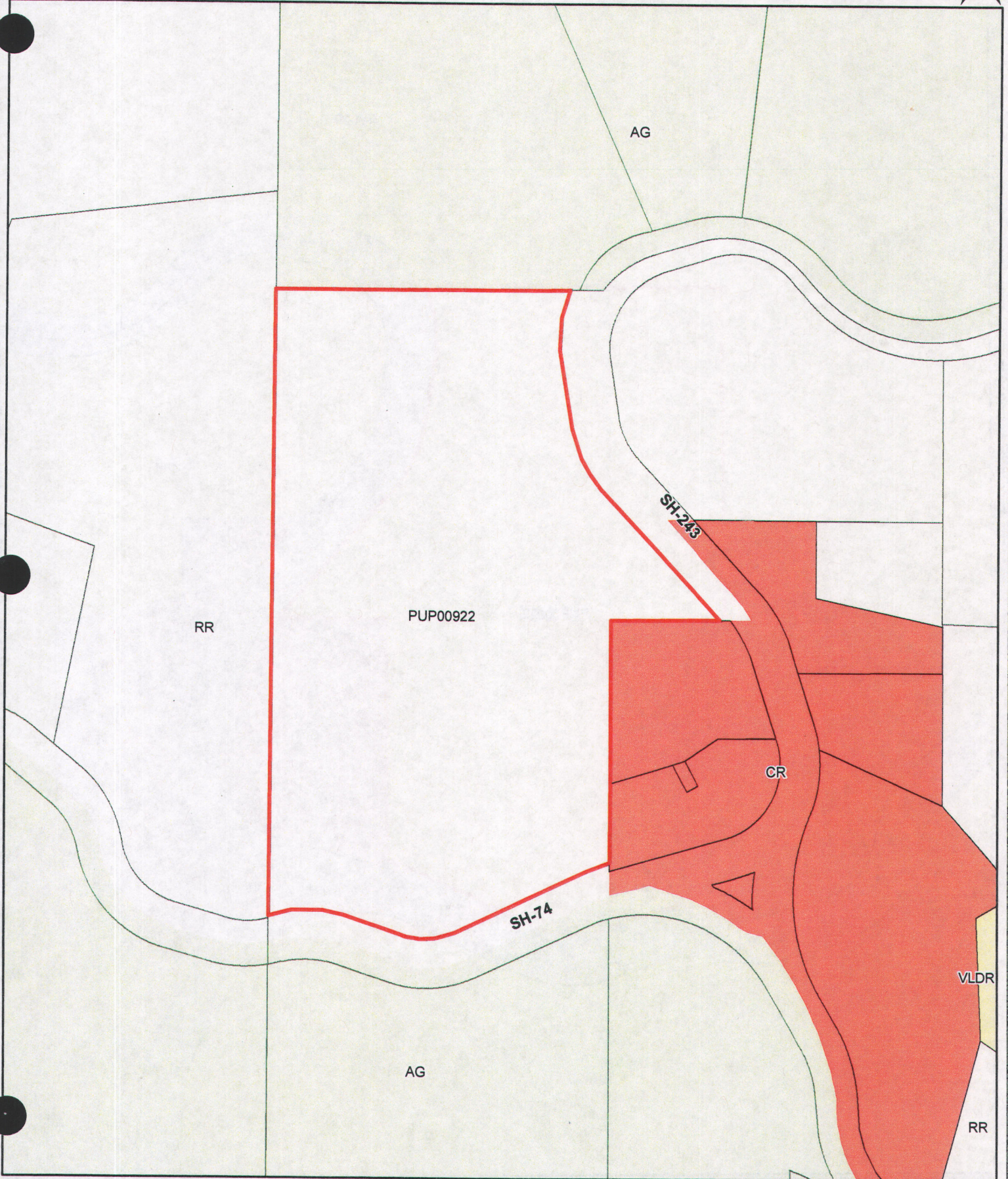


RIVERSIDE COUNTY PLANNING DEPARTMENT PUP00922



Supervisor Stone
District 3

GENERAL PLAN LAND USE



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



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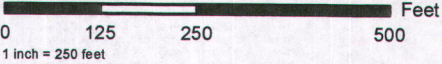
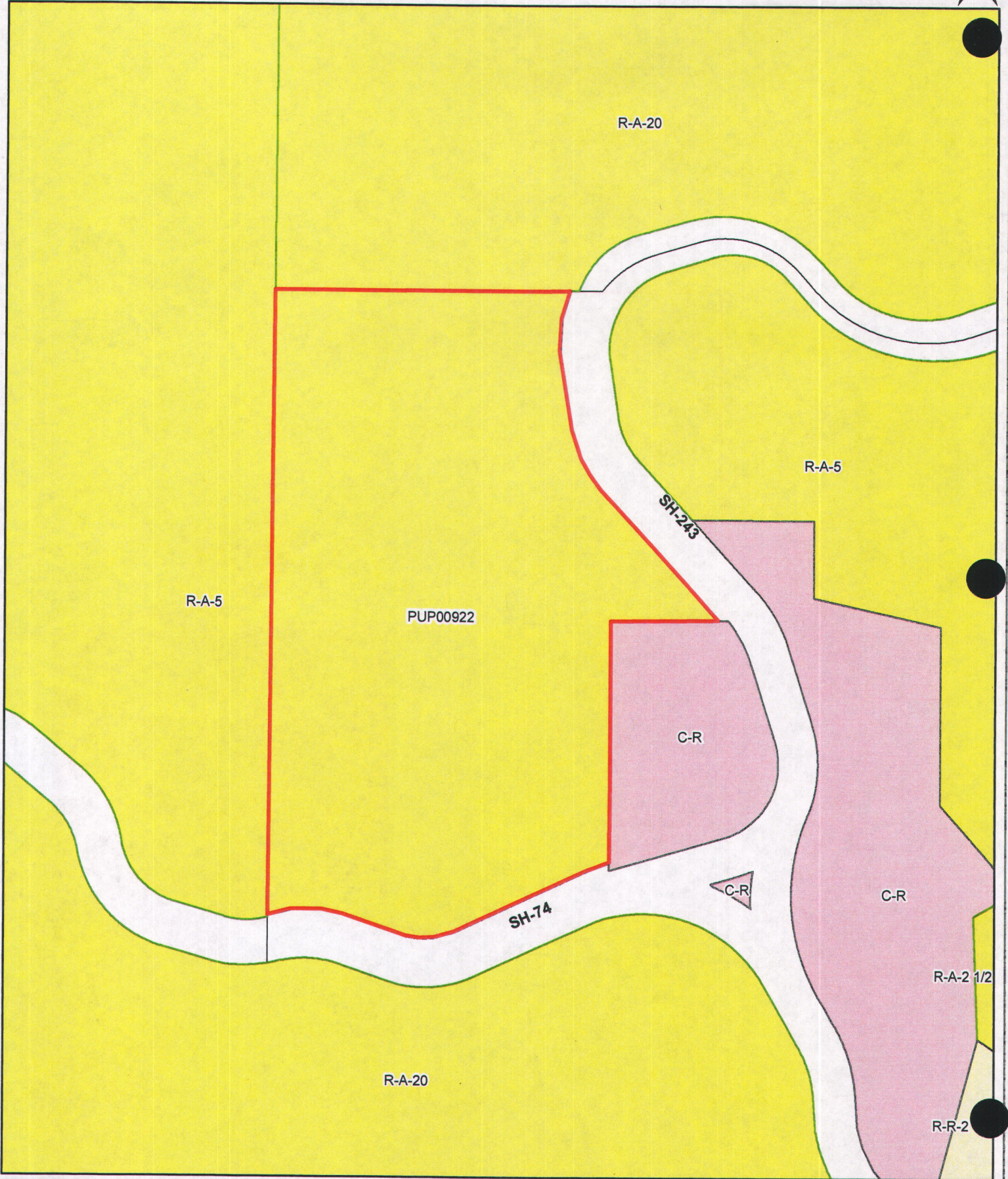
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00922

PROJECT ZONING

Supervisor Stone
District 3

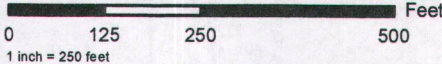
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Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstrait on 9/30/2014



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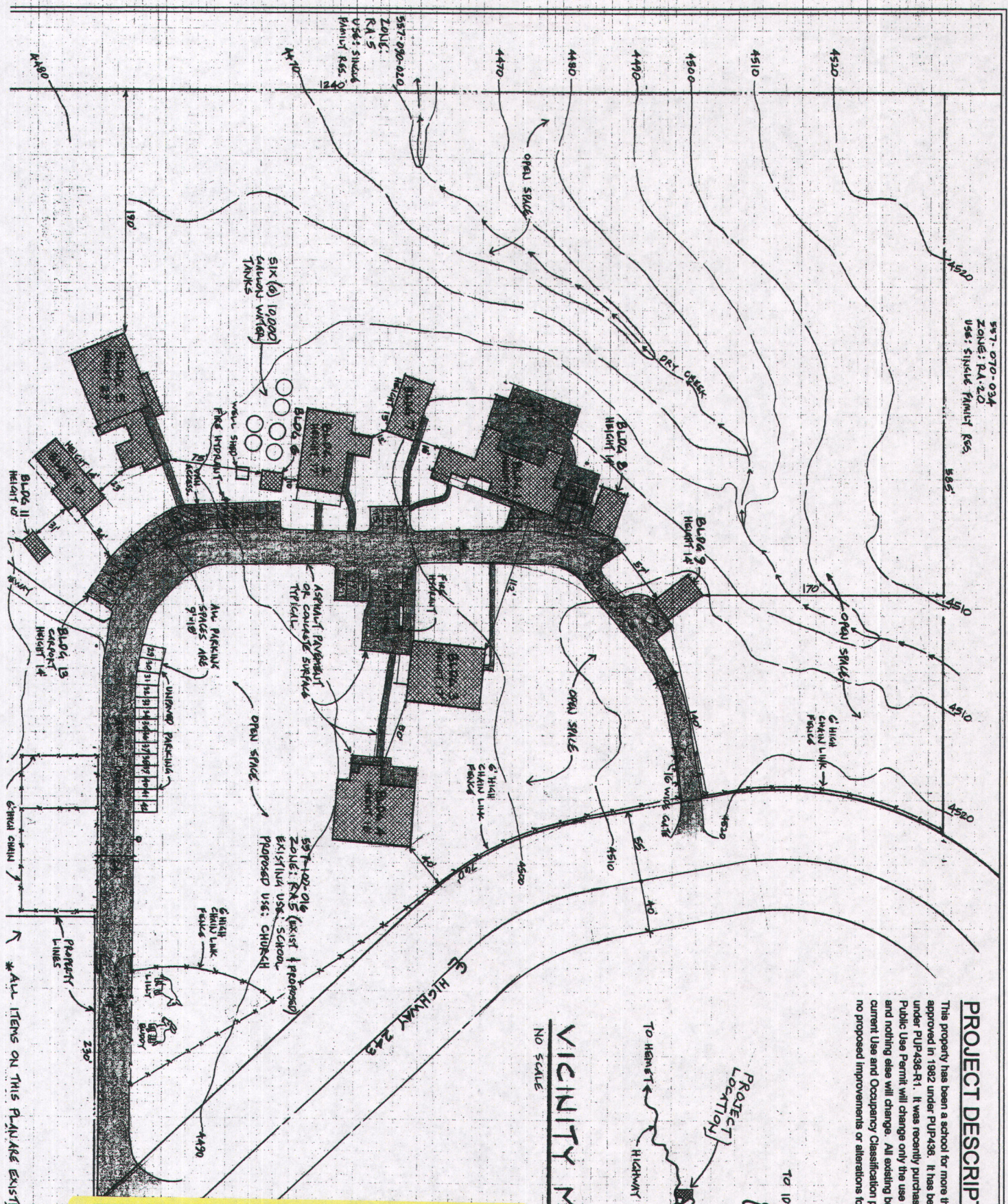


Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstrait on 9/30/2014



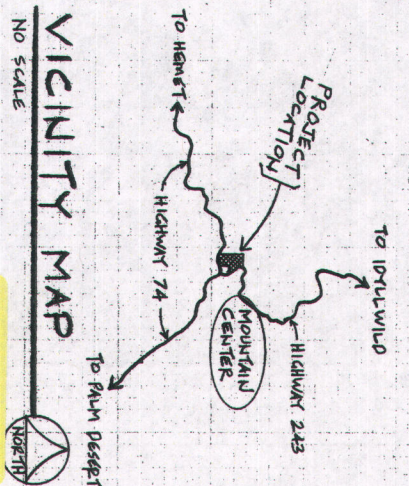
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597-070-034
 ZONE: RA-2.0
 USE: SINGLE FAMILY RES.



PROJECT DESCRIPTION

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



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

* ALL ITEMS ON THIS PLAN ARE EXISTING AND

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD