

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



203B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 11, 2016

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

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRAMOS DATE: 3/23/16
Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

SW:da

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

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 26, 2016
xc: Planning

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

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

Prev. Agn. Ref.: 16.1 11/04/14

District: 3

Agenda Number:

16-1

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

DATE: January 11, 2016

PAGE: Page 2 of 4

RECOMMENDED MOTION: That the Board of Supervisors:

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

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

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

BACKGROUND:

Summary:

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

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

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

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

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

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

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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DATE: January 11, 2016

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

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

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

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

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

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

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

DATE: January 11, 2016

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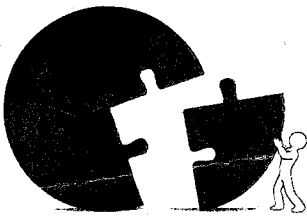
On June 26, 2015, staff revised the draft resolution (Resolution No. 2014-176 now known as Resolution No. 2016-069) in response to the comments received and to reflect updates to the project. The revised resolution was re-transmitted to ALUC and the State for another 45 day review period. A response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

Impact on Citizens and Businesses

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

ATTACHMENTS:

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



ORIGINAL

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

4/26/16
per [unclear]
203B

DATE: January 22, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 25309 (PP25309)

(Charge your time to these case numbers)

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

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"

ORIGINAL

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

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



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

BACKGROUND:

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

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

SUMMARY OF FINDINGS:

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

RECOMMENDATIONS:

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

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

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

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

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

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

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

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

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is conditionally compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

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

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

DA:da

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

Date Prepared: 07/07/15

Date Revised: 02/19/16

2
3 **Resolution No. 2016-069**
4 **Decision and Findings to Overrule the Riverside County Airport Land**
5 **Use Commission Inconsistency Determination Related to Plot Plan No. 25309**

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

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

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

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

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

19 **WHEREAS**, pursuant to Section 21676.5 of the California Public Utilities Code, the
20 County may overrule the ALUC's inconsistency determination if, after a public hearing, the County
21 makes findings that the Project is consistent with the purposes set forth in Public Utilities Code Section
22 21670; and,

23 **WHEREAS**, Public Utilities Code Section 21670(a)(2) provides that the purpose of the
24 State Aeronautics Act is to protect public health, safety and welfare by ensuring the orderly expansion of
25 airports and the adopting of land use measures that minimize the public's exposure to excessive noise and
26 safety hazards within areas around public airports to the extent that these areas are not already devoted to
27 incompatible uses; and,
28

BA MICHELLE CLAGG
3/23/16
DATE

1 **WHEREAS**, in regular session assembled on May 20, 2014, after giving the required
2 notice, the Board of Supervisors (“Board”) of the County of Riverside held a public hearing on the Project
3 and ALUC’s determination; and

4 **WHEREAS**, following public testimony, the Board closed the public hearing and directed
5 staff to prepare the findings and conclusions set forth herein to override ALUC’s inconsistency
6 determination; and,

7 **WHEREAS**, in accordance with Public Utilities Code Section 21676.5 the proposed
8 decision and findings were sent to the California Department of Transportation, Division of Aeronautics
9 (“State”), and ALUC on July 25, 2014 for review; and,

10 **WHEREAS**, the State submitted a letter dated August 19, 2014 to the Riverside County
11 Planning Department commenting on the proposed decision and findings; and,

12 **WHEREAS**, ALUC submitted a letter dated August 26, 2014 to the Riverside County
13 Planning Department commenting on the proposed decision and findings; and,

14 **WHEREAS**, Public Utilities Code Section 21676.5(a) provides that comments by the
15 State and ALUC are advisory to the Board and shall be included in the final decision to overrule ALUC;
16 and,

17 **WHEREAS**, the Project’s applicant responded to the comments by the State and ALUC;
18 and,

19 **WHEREAS**, the applicant’s responses and comments from the State and ALUC are
20 included in the Riverside County Planning Department’s staff report to the Board; and,

21 **WHEREAS**, the proposed decision and findings were resubmitted to the State and ALUC
22 on or about June 26, 2015, because the proposed findings were revised in response to their comments and
23 to reflect updates to the Project; and,

24 **WHEREAS**, the decision to overrule ALUC requires a two-thirds vote by the Board; and,

25 **WHEREAS**, on April 26, 2016, the Board of Supervisors held a subsequent public
26 hearing, after giving the required notice, to consider the Project and the findings and conclusions set forth
27 herein; and,

- 1 9. The Project's Condition of Approval 10. Planning 6. provides that Sunday
2 congregational use typically occurs during the hours of 9am to 4pm on Sundays,
3 and intermittent use of the Project may take place during week days by
4 congregation group activities such as youth, family and women groups.
- 5 10. According to the applicant, attendance at the intermittent use activities described
6 above will range from approximately 12 to 75 persons.
- 7 11. Based on the above, the Zone C intensity limits would likely be exceeded for less
8 than 12 to 15 hours per week.
- 9 12. In contrast, based on the applicant's information, the surrounding commercial and
10 industrial uses are more frequently used by the public and would likely exceed the
11 intensity limits on most hours of the week.
- 12 13. Additionally, according to the applicant's infill analysis, the single-acre intensity of
13 the church to the south and the areas to the north and west range from 994 to 1,126
14 people, and the Project's single acre intensity would be 1,015 people. Additionally,
15 the Project's average intensity would be 251 people per acre, while the average
16 intensities of the uses to the south, north and west would range from 227 to 299
17 people per acre. Therefore, the intensity of the Project would be similar to the
18 intensity of the surrounding land uses.
- 19 14. Also, according to ALUC's June 13, 2013 staff report, the national average for
20 vehicle occupancy is 1.67. With 196 parking spaces for the Project, the total
21 occupancy for the Project is 327 with an average intensity of 74 persons per acre.
22 This would be consistent with the average 80 persons per acre for Zone C.
- 23 15. Furthermore, the gross area of the Project's site totals 4.41 acres which includes the
24 adjacent 50-foot street half-width of Sky Canyon Drive and the 320.55 feet of
25 frontage along Sky Canyon Drive. Therefore, based on the seating capacity of 286
26 fixed seats for the chapel, the average intensity of the site would be 65 persons per
27 acre which is consistent with the 80 persons per acre for Zone C.
- 28

1 16. In accordance with Policy 3.3.6 of the Riverside County Airport Land Use
2 Compatibility Plan Policy Document, the location and circumstances of the
3 Project's site also support that the use is compatible with Zone C. The Project site
4 is located near open- space land. The area immediately to the east of the Project is
5 free of structures and includes a 225-foot wide strip of land designated Open
6 Space-Conservation. Additionally, this strip of land includes an open storm water
7 runoff channel that collects water runoff from the hills to the north and is a
8 permanent flood control feature. The runoff channel is approximately 1,400 feet
9 long and 85 feet wide at the bottom of the concrete sloped sides. Also, Sky Canyon
10 Drive is located west of the Project and is 76 feet wide curb to curb, is free of
11 overhead wires and there is only one street light the entire length of the west
12 property line along Sky Canyon Drive. Therefore, a light aircraft could utilize the
13 land features described above in a controlled emergency landing.

14 17. According to ALUC's June 13, 2013, staff report, at approximately 4,560 feet from
15 the runway to the property line, Federal Aviation Administration ("FAA") review
16 would be required for structures with roof tops exceeding 1375.6 feet above mean
17 sea level ("AMSL"). The Project's pad elevation is 1138 feet AMSL. The
18 Project's church structure has a 70 feet maximum height, including the spire. At
19 this height at site elevation, the Project will be at an elevation of approximately
20 1208 feet AMSL. Therefore, FAA review would not be required.

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

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

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

June 10, 2015

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

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

Dear Damaris,

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

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

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

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

Sincerely,


Rocky Snider
Project Manager

cc: Michael Grant, BB&K

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



August 10, 2015

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

www.rcaluc.org

Ms. Damaris Abraham, Urban Regional Planner IV
Riverside County Planning Department

4080 Lemon Street, 12th Floor
Riverside, CA 92501

VIA HAND DELIVERY

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

Dear Ms. Abraham:

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

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

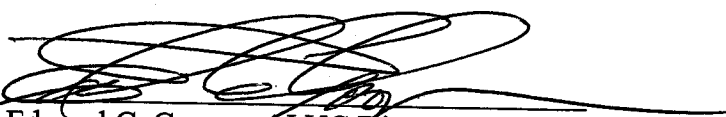
4. Finding No. 14 notes that usage of the Parking Space Method for evaluation of intensity would lead to a finding that the average intensity would be consistent with the Zone C limit of 80 persons per acre. This is, however, just one method of measure. While other findings appear to rely on applicant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

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 26, 2014

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Rancho Mirage

VICE CHAIRMAN

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Riverside

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STAFF

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(951) 955-6132

www.rcaluc.org

Mr. Matt Straite, Contract Planner Supervisor
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

VIA HAND DELIVERY

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

Dear Mr. Straite:

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

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

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

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

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

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

CONDITIONS:

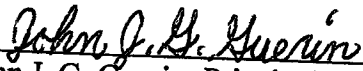
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated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

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



John J. G. Guerin, Principal Planner

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

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DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

TELEPHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

www.dot.ca.gov

*Serious drought!
Help Save Water!*

July 30, 2015

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

Dear Mr. Abraham:

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

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

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

Sincerely,

RON BOLYARD
Aviation Planner

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

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S. #40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

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Serious drought!
Help Save Water!

Airport Land Use Commission
Received

AUG 28 2014

August 19, 2014

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

Dear Mr. Perez:

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

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

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

Sincerely,

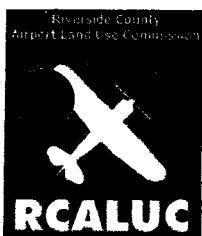
Original signed by

RON BOLYARD
Aviation Planner

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

H.P. Kang

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 3, 2013

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Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

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Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

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

www.rcaluc.org

~~HP Kang, Contract Planner~~
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

~~VIA HAND DELIVERY~~

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1052FV13
Related File No.: PP25309
APNs: 957-330-062, 957-330-064

Dear Mr. Kang:

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

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

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

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

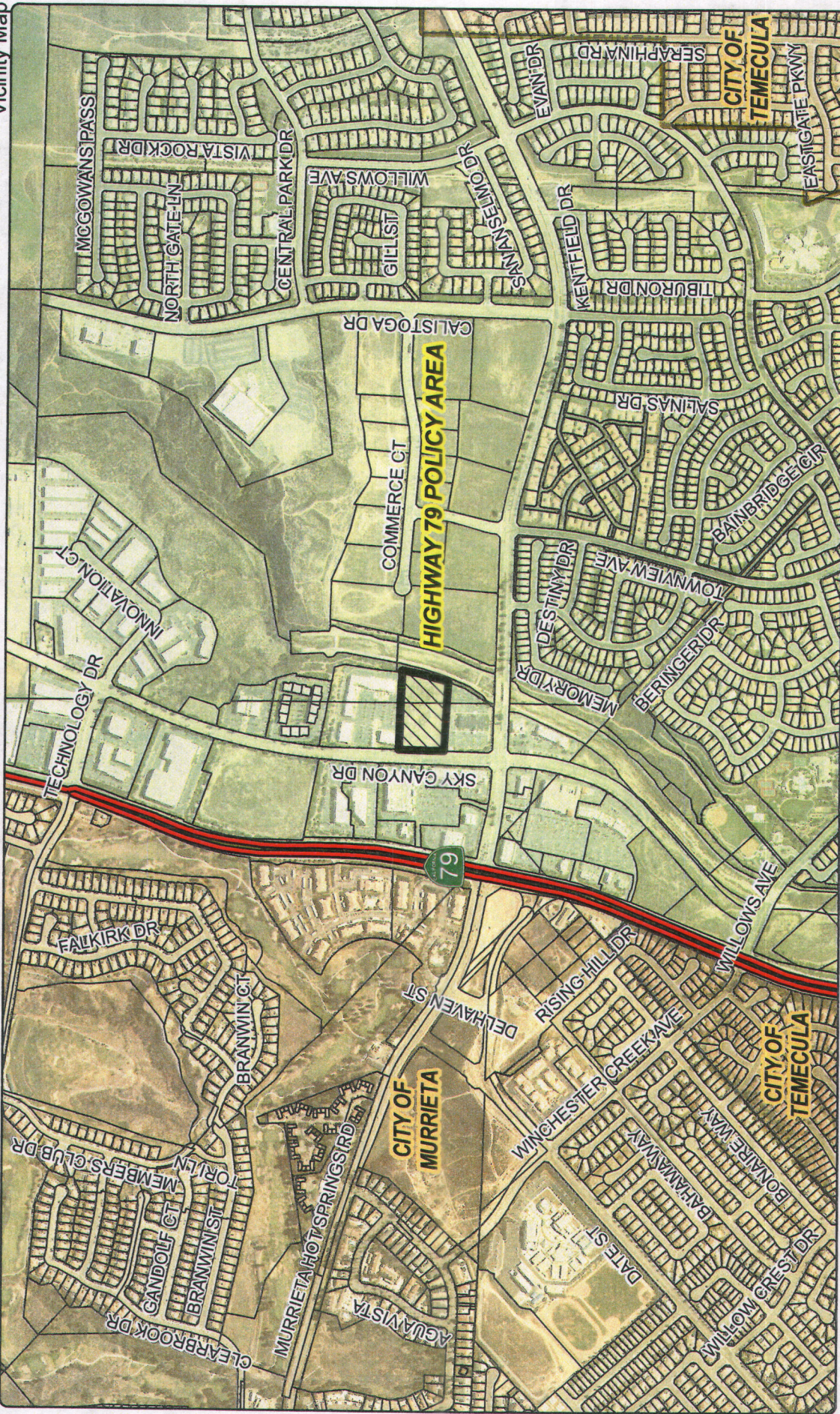
cc: Rocky Snider, Project Manager, Southern Region North America West Area
Corporation of the Presiding Bishop, The Church of Jesus Christ of Latter-day Saints
Dennis Durfee, Ishii-Durfee Architects, Inc.
Chad Wilshire, Riverside County Economic Development Agency – Aviation Division
Carolyn Syms-Luna,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

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25309
VICINITY/POLICY AREAS

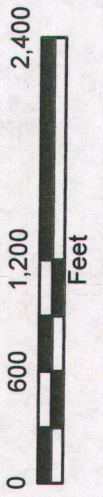
Supervisor Washington
 District 3

Date Drawn: 07/15/2015
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Pending one final use designations for unincorporated Riverside County. Plans for the future are subject to change. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)965-9277 (Eastern County) or website <http://planning.ccrillia.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25309

LAND USE

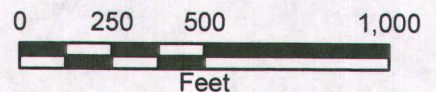
Supervisor Washington
District 3

Date Drawn: 07/15/2015
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

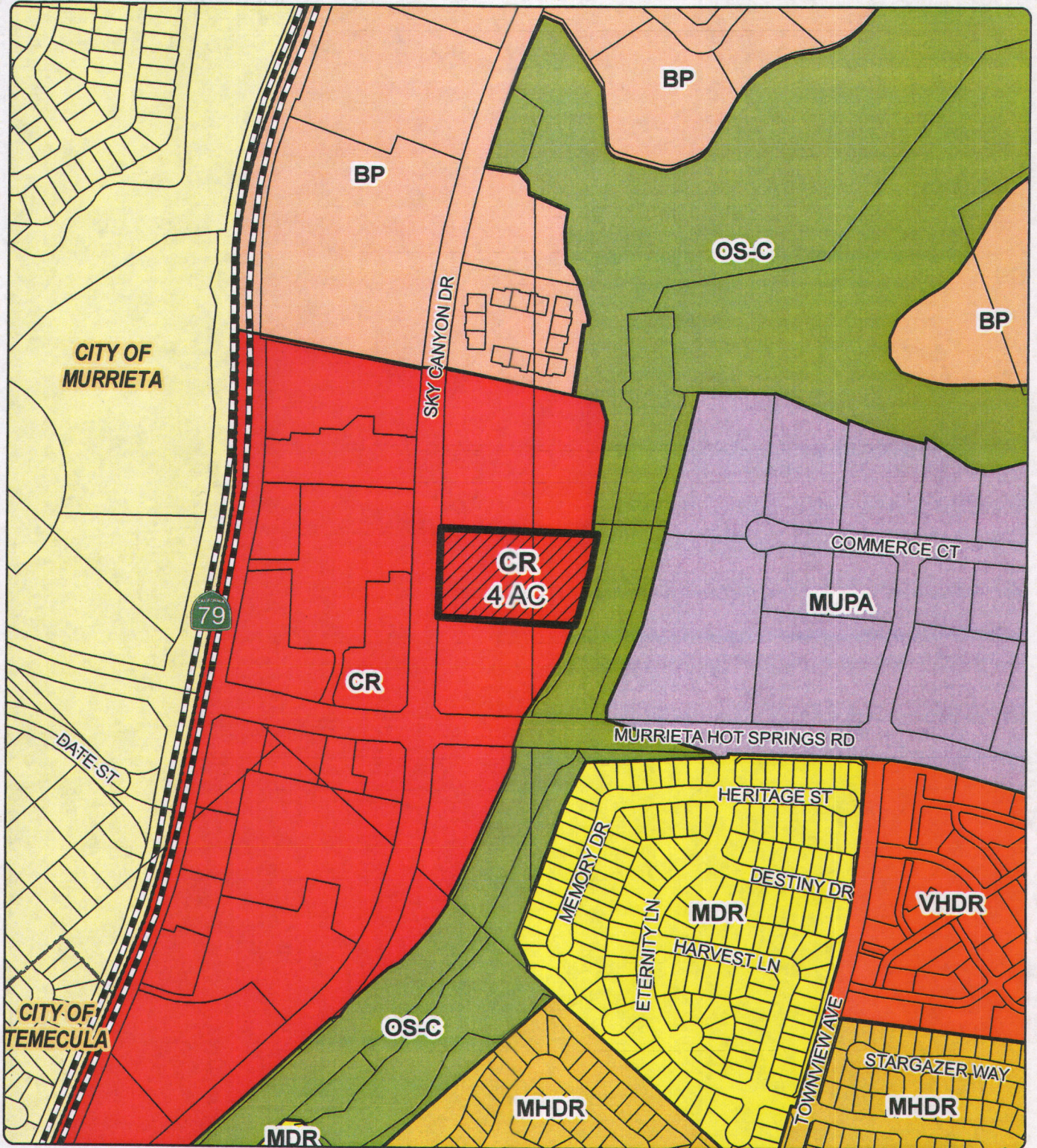
PP25309

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 07/15/2015

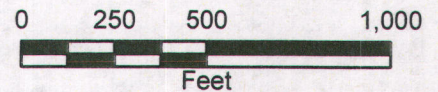
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

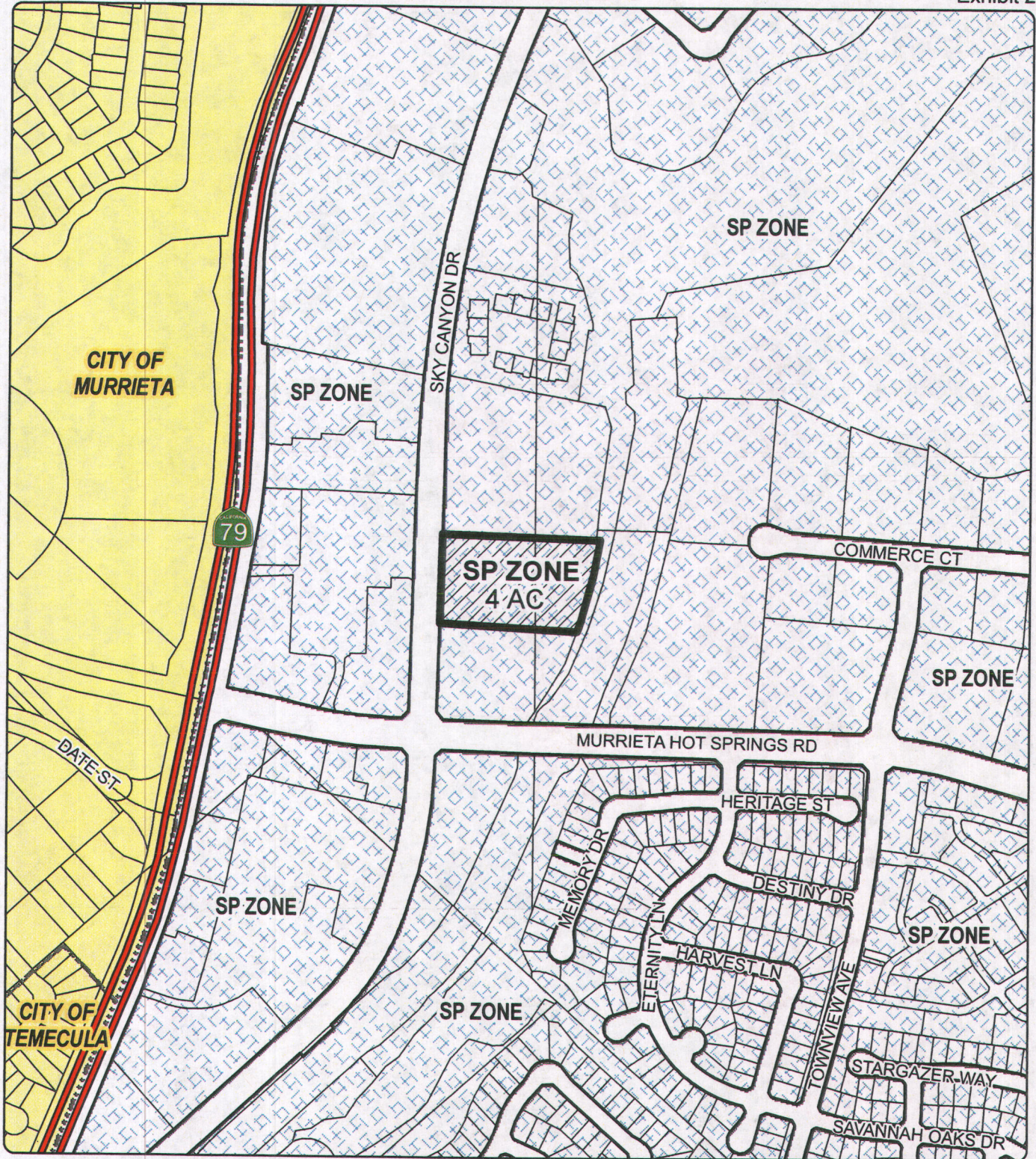
PP25309

EXISTING ZONING

Supervisor Washington
District 3

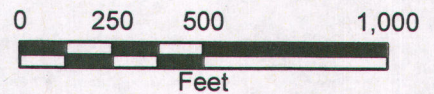
Date Drawn: 07/15/2015

Exhibit 2



Zoning Area: Rancho California

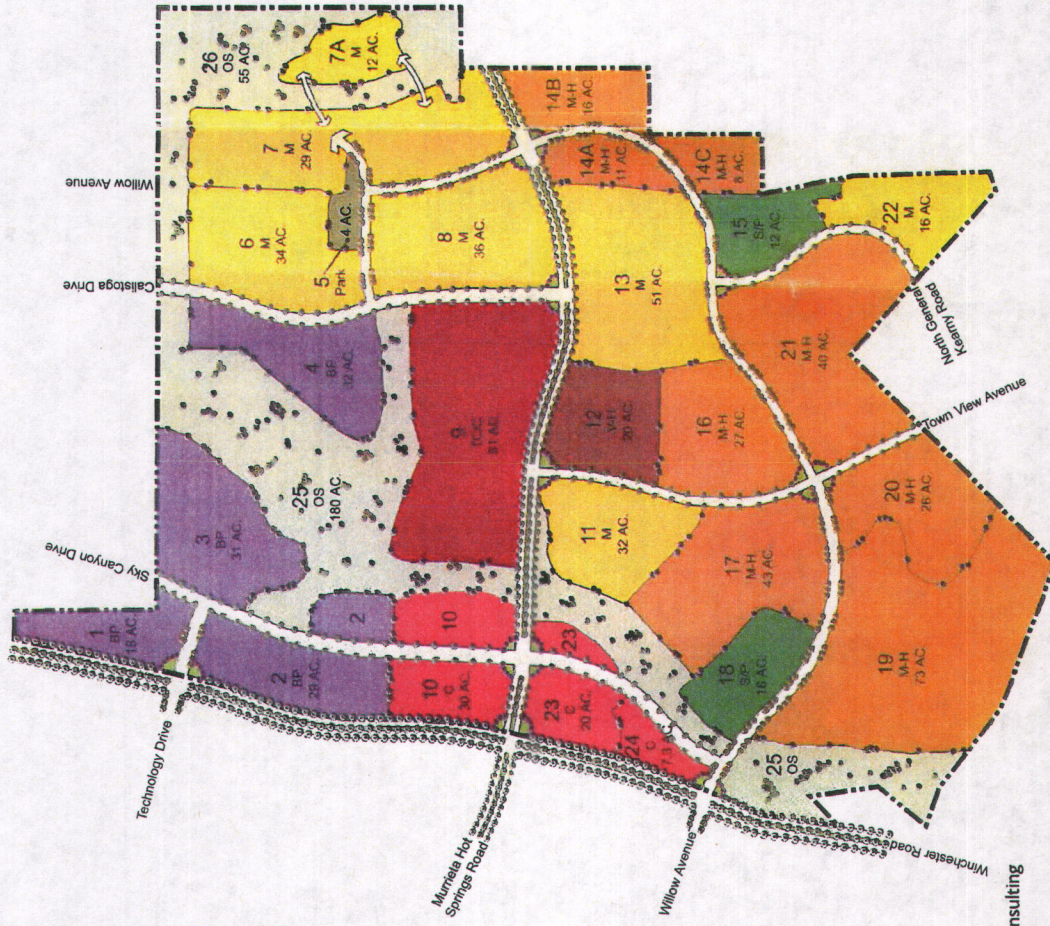
Author: Vinnie Nguyen



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

Winchester Properties (Silverhawk)

II. SUMMARY



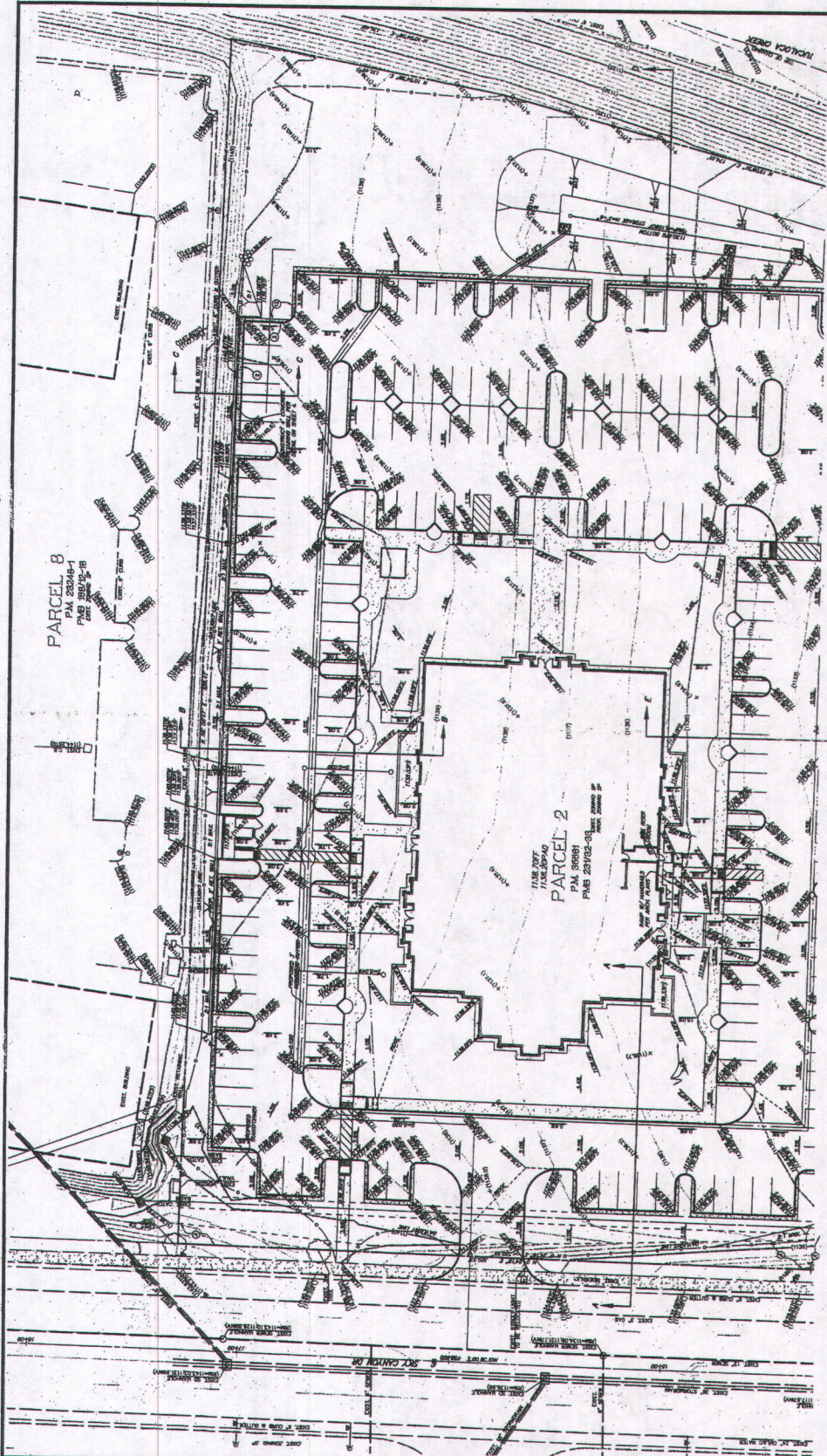
LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
Medium Residential	210	4.4 du/ac	2-5 du/ac	929
Medium High Residential	244	5.7 du/ac	5-8 du/ac	1,393
Very High Residential	20	17.4 du/ac	14-20 du/ac	347
Residential Subtotal	474	5.6 du/ac		2,669
Commercial	57.3			
Town Center Commercial	61			
Business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

Figure 4

Illustrated Land Use Plan
WINCHESTER PROPERTY



AEI-CASC Consulting



LAND DEVELOPMENT
 2314 E. SHAWNEE, No. 7
 DENVER, CO 80202
 (303) 755-1200 FAX (303) 755-1444

PREPARED FOR
 COUNTRYWAY, LLC
 10000 E. WILSON AVENUE
 DENVER, CO 80231

DATE: 5/17/05
 SHEET NO. 1
 TOTAL SHEETS: 4

PRELIMINARY GRADING PLAN
 P720000

SITE: COUNTRYWAY
 ADDRESS: CA 10503

SEE CROSS SECTIONS ON SHEET 1
 SEE LEGEND ON SHEET 1

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE 1" = 20'

Scale bar showing 0, 20, 40, 60, 80 feet.

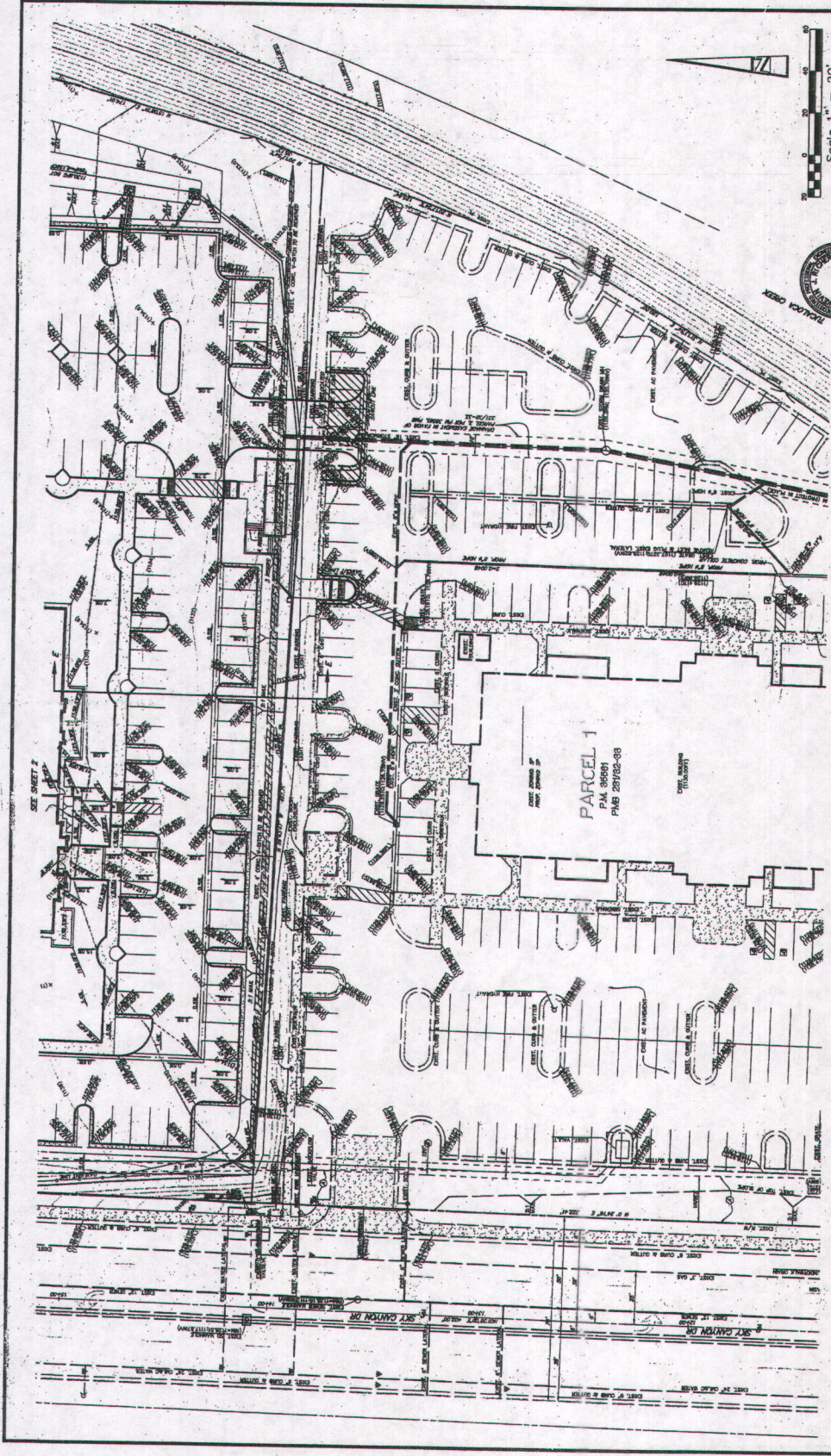
North arrow pointing upwards.

DATE: 5/17/05
 SHEET NO. 1
 TOTAL SHEETS: 4

LOGO: A circular logo with a stylized 'L' and 'D'.

LOGO: A logo with the text 'LAND DEVELOPMENT' and 'DENVER, CO'.

LOGO: A logo with the text 'LAND DEVELOPMENT' and 'DENVER, CO'.



Scale 1" = 20'

3831 E. CANTON AVENUE, SUITE 7
 DENVER, COLORADO 80231
 (303) 755-1100 FAX (303) 755-1148

LAND DEVELOPMENT
 COMPANY, LLC

DESIGNED BY
 CHECKED BY
 DRAWN BY
 DATE

PRELIMINARY GRADING PLAN

PROJECT NO. P738009

SITE: SKY CANTON DRIVE
 DENVER, COLORADO 80231

PROVIDED UNDER THE SUPERVISION OF
 STATE LICENSE NO. 102720033

DESIGNED BY
 CHECKED BY
 DATE

REVISIONS:

NO.	DATE	DESCRIPTION

THIS PLAN IS THE PROPERTY OF
 AND IS NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF THE ENGINEER.
 THE ENGINEER'S LIABILITY IS LIMITED TO
 THE PROFESSIONAL SERVICES PROVIDED
 HEREON AND DOES NOT EXTEND TO ANY
 OTHER SERVICES OR TO ANY OTHER
 PROJECTS.

EXHIBIT

TOTAL PRICE
 \$11,000.00

DATE: 08/11/2011

UNLESS OTHERWISE NOTED

UNINCORPORATED SERVICE AREA OF SOUTHERN CALIFORNIA

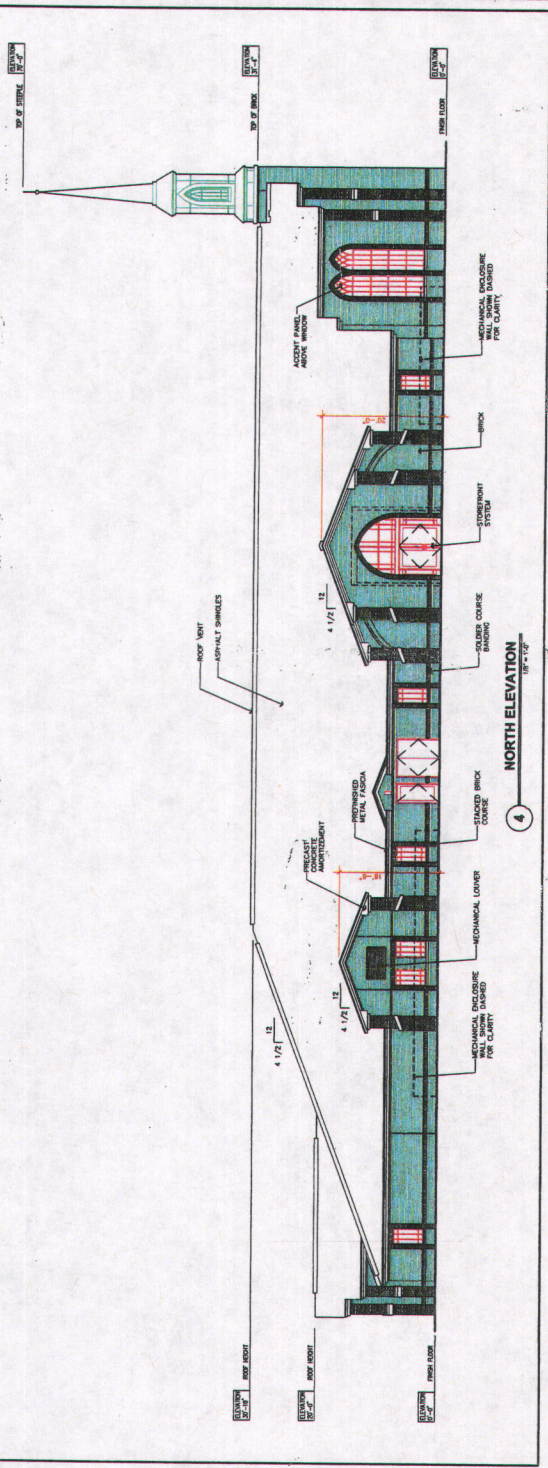
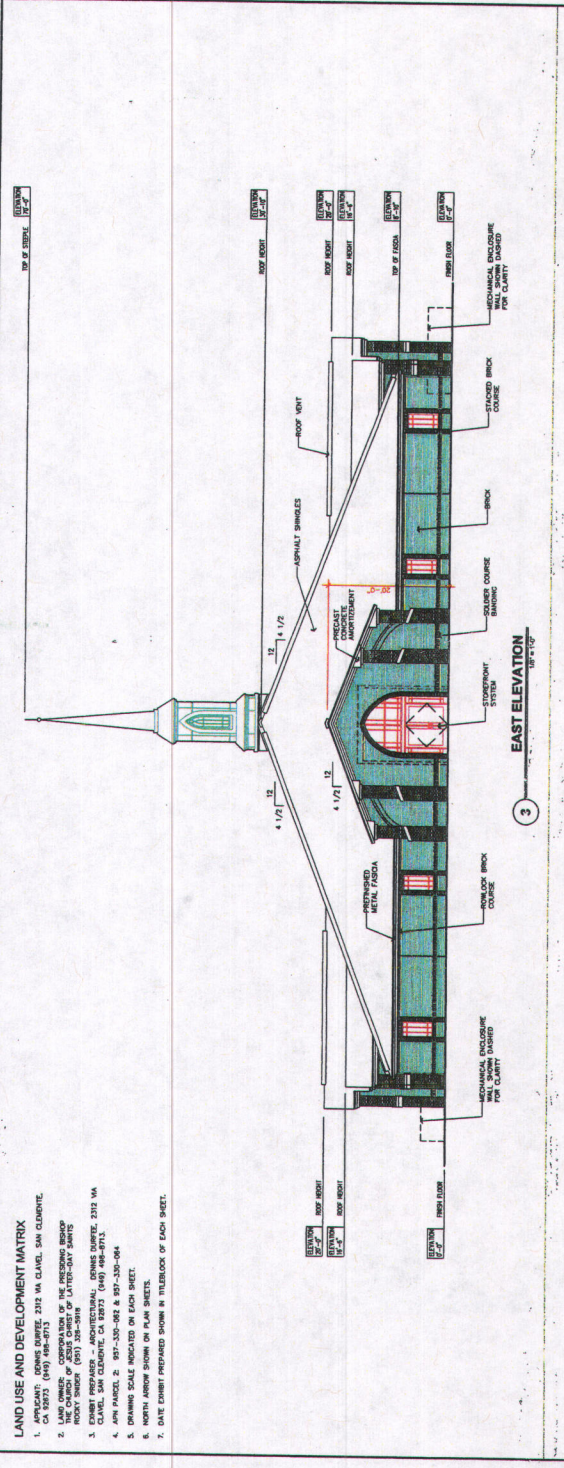
Architect
Hill - Butler Architects
 21229 Laurel
 Suite 200
 San Clemente, CA 92673

CONTRACT NO.:
 CONSULTANT:
 DATE:

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

NO.	REVISION	DATE

Plan Scale:
 Project No.:
 DATE: Feb. 20, 2013
**EXTERIOR ELEVATIONS
 Phase I**
 SHEET NO.:
A-5



- LAND USE AND DEVELOPMENT MATRIX**
1. APPROXIMATE BOUNDARY: 212 IN. CLEAR, 50% CLEARANCE, CA 92533 (49) 98-8713
 2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP ROBERT SMITH (951) 338-3818
 3. EXISTING PREPARER: ARCHITECTURAL DESIGN SERVICES, 2312 WA (951) 338-3818
 4. ANY PARCELS: 901-530-482 & 901-530-484
 5. DRAWING SCALE INDICATED ON PLAN SHEETS.
 6. NORTH ARROW SHOWN ON PLAN SHEETS.
 7. DATE EXHIBIT PROVIDED SHOWN IN TITLEBLOCK OF EACH SHEET.

Architect
KIMM-DIERFEE Architects
 2222 VAN CANTER
 SUITE 200
 SAN CLEMENTE, CA 92673
 (949) 440-1111
 WWW.KIMM-DIERFEE.COM

PROJECT NO. _____
 SHEET NO. _____
 DATE: FEB. 20, 2013

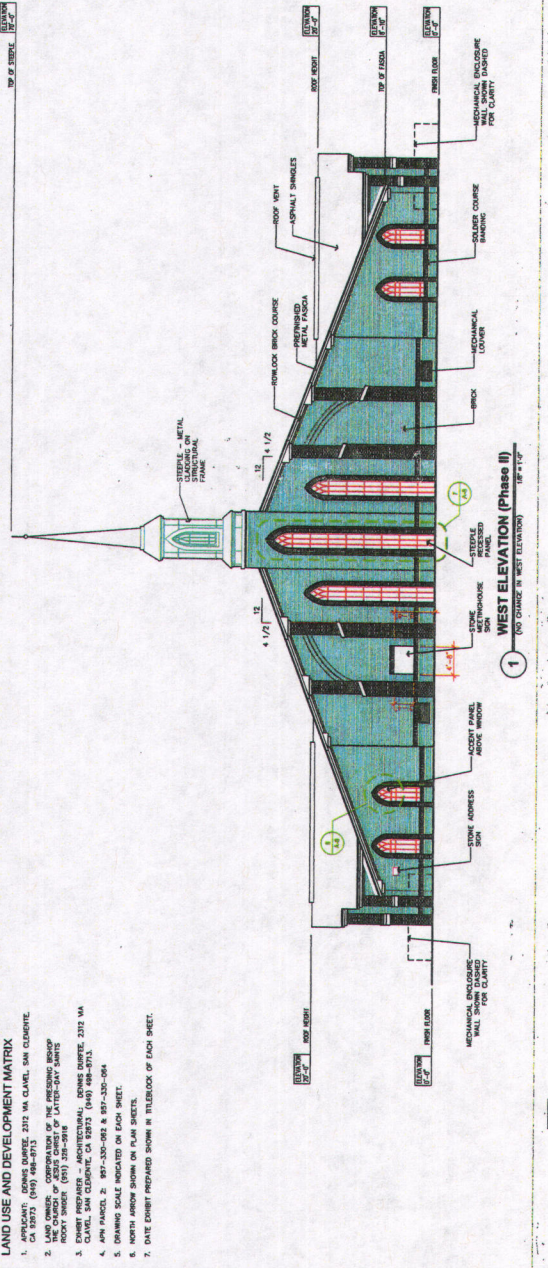
PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 PROJECT NAME:
FRENCH VALLEY CHURCH
 Sky Canyon Drive
 Murfreesboro, TN 37132

NO.	REVISION	DATE

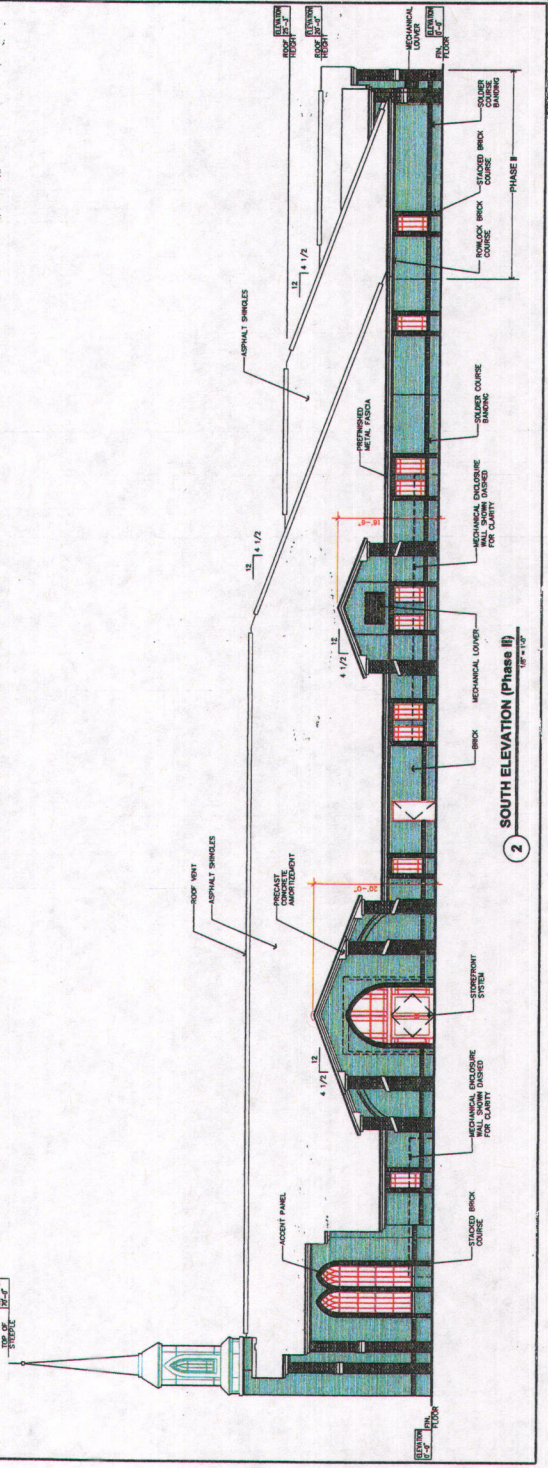
PROJECT TITLE:
EXTERIOR ELEVATIONS
 Phase I & Phase II

SHEET NO. **A-6**

TOP OF STAIR



TOP OF STAIR



LAND USE AND DEVELOPMENT MATRIX
 1. APPLICANT: EDWIN DIERFEE, 2312 WA CLAVEL, SAN CLEMENTE, CA 92673 (949) 440-1111
 2. USE: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 3. PROJECT NUMBER: 2013-0918
 4. APN PARCELS: 297-330-092 & 297-330-094
 5. DRAWING SCALE INDICATED ON EACH SHEET.
 6. NORTH ARROW SHOWN ON PLAN SHEET.
 7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.

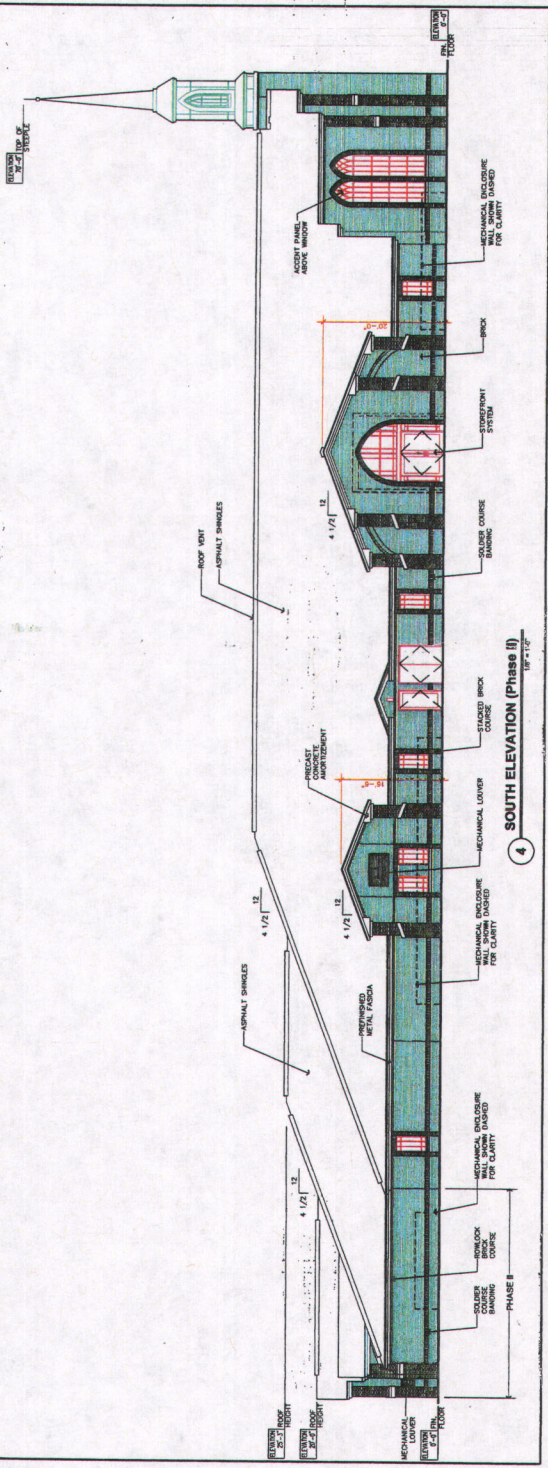
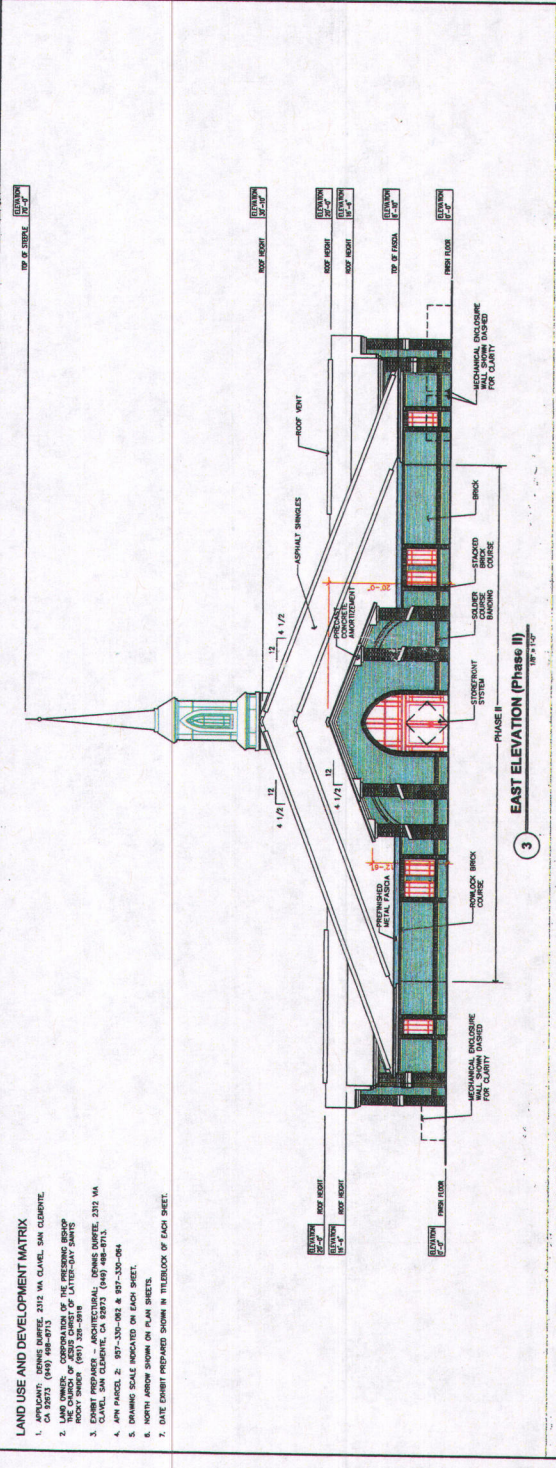
Architect
Ishii - Durfee Architects
 2012 216 Street
 San Clemente, CA 92673

DATE: _____
 CONSULTANT: _____
 PROJECT NO.: _____
 SHEET NO.: _____

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

NO.	REVISION	DATE

Project Name: FRENCH VALLEY CHURCH
 Project No.: FVA-2013
 Date: FEB. 20, 2013
 Scale: 1/8" = 1'-0"



LAND USE AND DEVELOPMENT MATRIX

1. CITY OF SAN CLLEMENTE, 2012 SAN CLLEMENTE CHARTER, ARTICLE 10, SECTION 10.01
2. LAND OWNER: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
3. EXISTING PREPARED BY: ARCHITECTURAL DESIGN SERVICES, 2312 N. RAYBURN AVENUE, SAN CLLEMENTE, CA 92673 (949) 498-9711
4. NEW ARCHITECT: ISHII - DURFEE ARCHITECTS, 2012 216 STREET, SAN CLLEMENTE, CA 92673 (949) 498-9711
5. DRAWING SCALE INDICATED ON EACH SHEET.
6. NORTH ARROW SHOWN ON PLAN SHEETS.
7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.

SEE THE EXTERIOR ELEVATIONS Phase I & Phase II
 SHEET: **A-7**

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

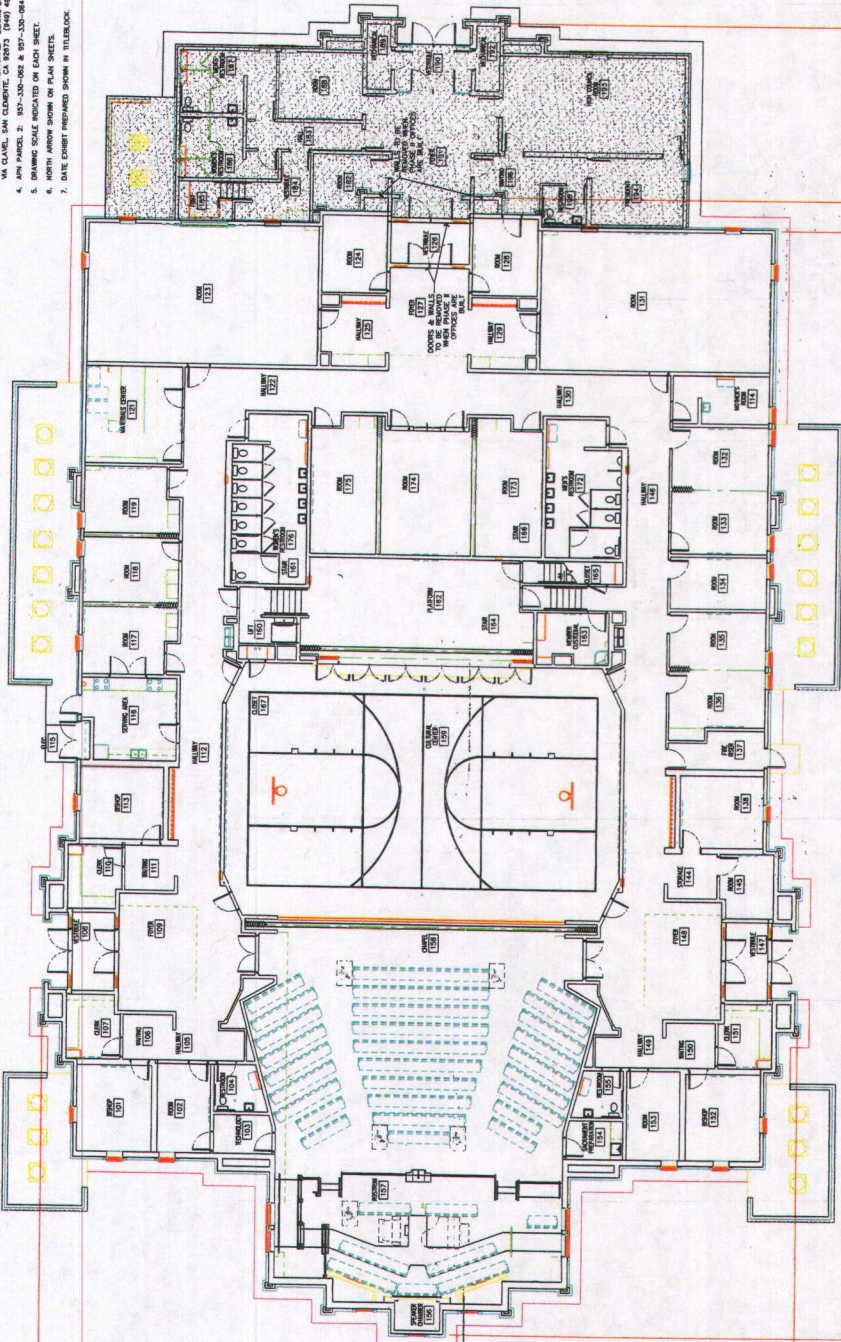
Architect
ES&B - Interiors Architects
 20177 VAN COTT
 SAN CLEMENTE, CA 92673
 (949) 498-8713

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

NO.	REVISIONS	DATE

Sheet Title: **FLOOR PLAN**
 Sheet No: **A-3**
 Date: Feb. 20, 2013

- LAND USE AND DEVELOPMENT MATRIX**
1. APPLICANT: BOWNE DUBRETS, 2312 VA GAVEL, SAN CLEMENTE, CA 92673 (949) 498-8713
 2. PROJECT: PHASE II OFFICES
 3. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 4. MAP PARCEL 2: 87-130-002 & 87-130-004
 5. DRAWING SCALE INDICATED ON EACH SHEET.
 6. NORTH ARROW SHOWN ON PLAN SHEET.
 7. DATE EXHIBIT PREPARED SHOWN IN TITLEBLOCK.



PHASE I
NEW CHURCH BUILDING

PHASE II
OFFICES

1
 NORTH
 FLOOR PLAN

FRENCH VALLEY CHURCH
 38980 Sky Canyon Drive
 Murfrees, CA 92563

Project Name: FRENCH VALLEY CHURCH

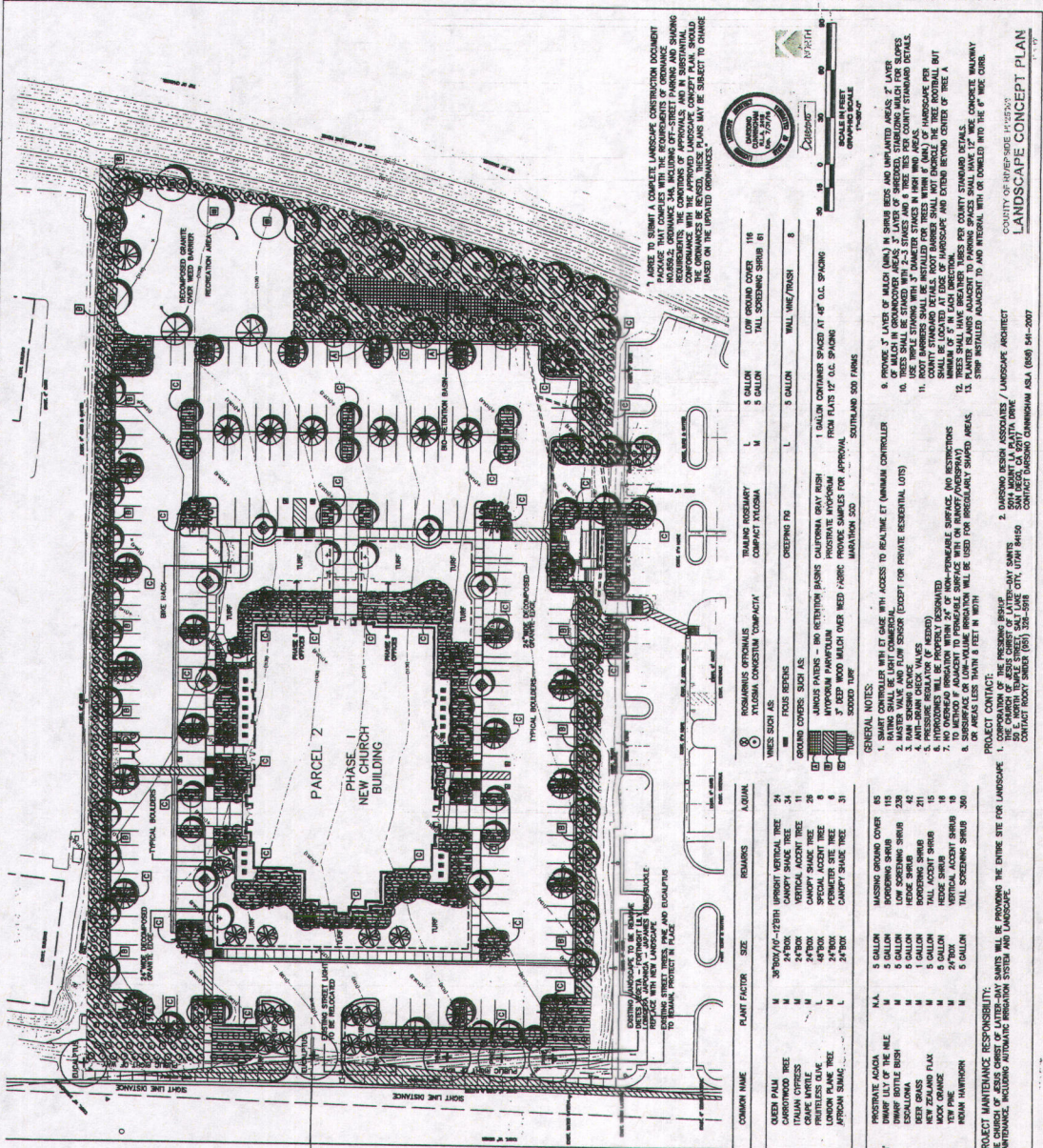
Project No: 15-001

Scale: 1" = 10'-0"

DATE: 8/20/15

PROJECT: LANDSCAPE CONCEPT PLAN

LC-10



PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	SIZE	QUANTITY	REMARKS	AQUARIUM
(Symbol)	PROSTRATE ACACIA	PROSTRATE ACACIA	N.A.	5 GALLON	85		
(Symbol)	SHRUB JELLY OF THE HILL	SHRUB JELLY OF THE HILL	M	5 GALLON	115		
(Symbol)	OPUNTIA SPECIOSA	CHOCOLATE CHIPPENDALE	M	5 GALLON	42		
(Symbol)	ESCALONIA	ESCALONIA	M	5 GALLON	42		
(Symbol)	DEER GRASS	DEER GRASS	M	1 GALLON	211		
(Symbol)	PISTIACUS TORREYI	PISTIACUS TORREYI	M	5 GALLON	15		
(Symbol)	YUKON PINE	YUKON PINE	M	24" TALL	19		
(Symbol)	ROSEWOOD	ROSEWOOD	M	5 GALLON	300		
(Symbol)	ACACIA REDDERS	ACACIA REDDERS	M	5 GALLON	115		
(Symbol)	OPUNTIA SPECIOSA	CHOCOLATE CHIPPENDALE	M	5 GALLON	42		
(Symbol)	ESCALONIA	ESCALONIA	M	5 GALLON	42		
(Symbol)	DEER GRASS	DEER GRASS	M	1 GALLON	211		
(Symbol)	PISTIACUS TORREYI	PISTIACUS TORREYI	M	5 GALLON	15		
(Symbol)	YUKON PINE	YUKON PINE	M	24" TALL	19		
(Symbol)	ROSEWOOD	ROSEWOOD	M	5 GALLON	300		

GENERAL NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
2. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
3. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
4. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
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8. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
9. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
10. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
11. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
12. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
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14. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
15. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
16. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
17. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
18. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
19. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
20. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.

PROJECT MAINTENANCE RESPONSIBILITY:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS WILL BE PROVIDING THE ENTIRE SITE FOR LANDSCAPE MAINTENANCE, INCLUDING AUTOMATIC IRRIGATION SYSTEM AND LANDSCAPE.

LANDSCAPE CONCEPT PLAN

COUNTRY ASSOCIATES ARCHITECTS / LANDSCAPE ARCHITECTS
 5000 MONTE LUNA PLAZA DRIVE
 SUITE 100
 SAN JOSE, CA 95128
 CONTACT: ROBERT SMITH (951) 352-5918

DATE: 8/20/15

PROJECT: FRENCH VALLEY CHURCH

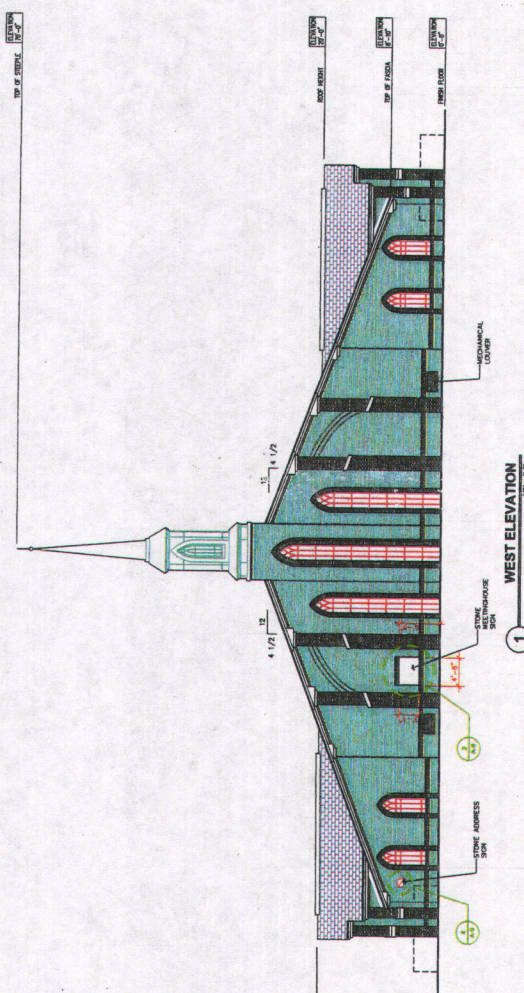
SCALE: 1" = 10'-0"

DATE: 8/20/15

PROJECT: LANDSCAPE CONCEPT PLAN

LC-10

- LAND USE AND DEVELOPMENT MATRIX**
1. PROJECT NAME: 2312 W. CAVALI LAM CLINIQUE, CA 92573 (PH) 951-88-8713
 2. LAND OWNER: COMMISSIONERS OF THE PRESERVE BOARD, ROCKY SHORE (PH) 335-3818
 3. EXIST. PREPARED BY: ARCHITECTURAL DESIGN SERVICES, 2312 W. CAVALI LAM CLINIQUE, CA 92573 (PH) 951-88-8713
 4. APN PARCELS: 2. 901-530-482 & 901-530-484
 5. DRAWING SCALE INDICATED ON EACH SHEET.
 6. NORTH ARROW SHOWN ON PLAN SHEET.
 7. DATE SHEET PREPARED SHOWN IN TITLEBLOCK OF EACH SHEET.



Architect
Ishtir-Durfee Architects
 2312 W. CAVALI
 Sunnyvale, CA 94085
 (408) 241-1111
 www.ishtir-durfee.com

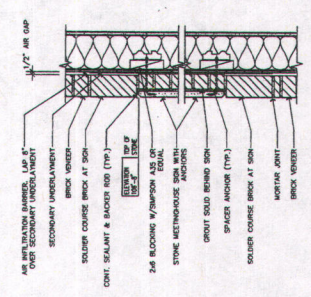
PROJECT NO.:
 SHEET NO.:
 DATE:
 DRAWN BY:
 CHECKED BY:
 CONSULTANT:

NOTES:

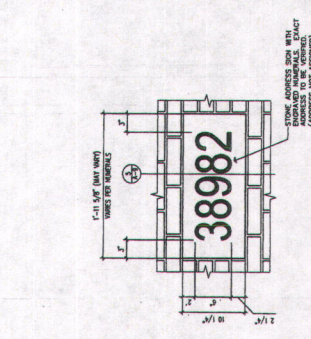
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 Project Name:
FRENCH VALLEY CHURCH
 Sky Canyon Drive
 Murfreesboro, TN 37132
 Property No. 000-0001-13-01-01

NO.	REVISION	DATE

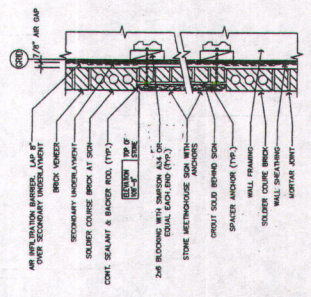
Plan Scale:
 Project No.: PP25309
 Date: Oct. 31, 2014
 SHEET TITLE:
SIGNAGE PROGRAM
 SHEET NO.:
A-9



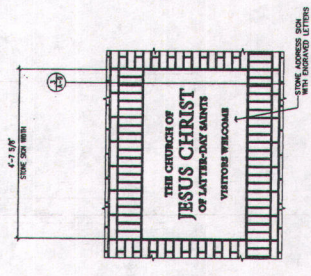
5 ADDRESS SIGN SECTION
 1/16" = 1'-0"



4 ADDRESS SIGN SECTION
 1/16" = 1'-0"



3 STONE SIGN SECTION
 1/16" = 1'-0"



2 MEETINGHOUSE STONE SIGN SECTION
 3/16" = 1'-0"

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

Architect

Ibbitt - Durfee Architects
2312 Via Clayvil
San Clemente, CA 92673

DRAWN BY:

CHECKED BY:

CONSULTANT:

NOTES:

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

Project Name:
**FRENCH VALLEY
CHURCH**
Sky Canyon Drive
Murrieta, CA 92563

Property No. 500-0081-12-01-01-01

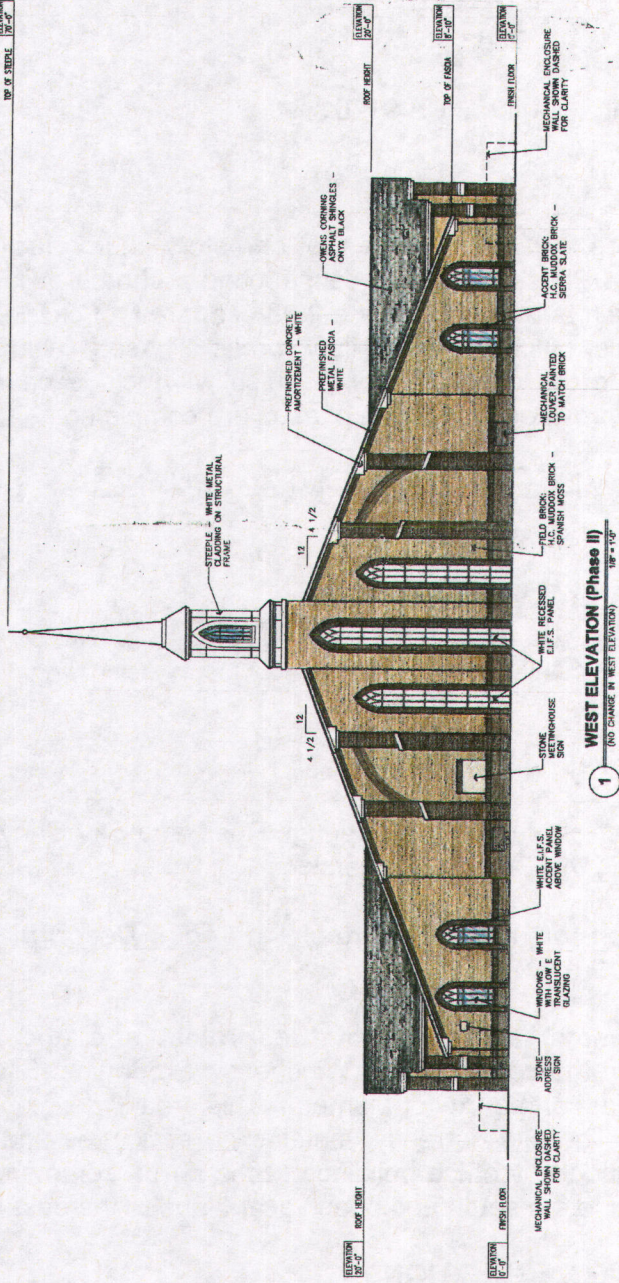
NO.	REVISION	DATE

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

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

SHEET NO.:
1

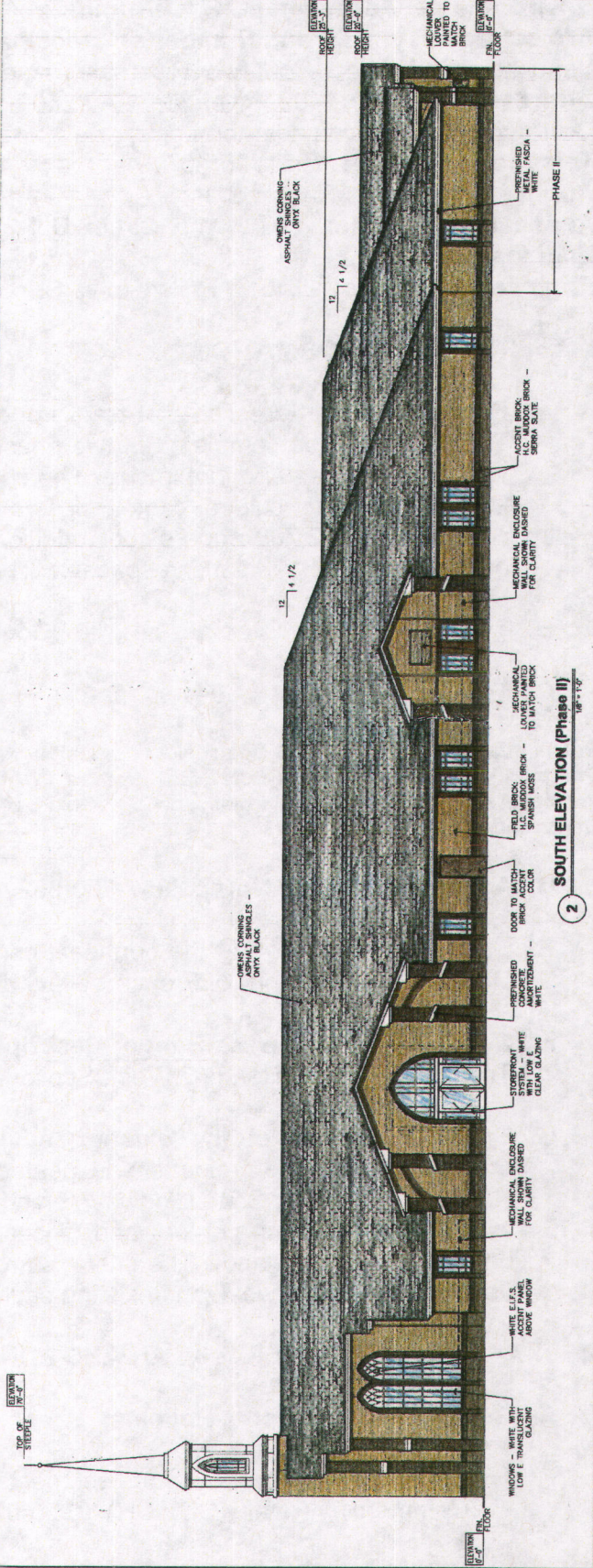
TOP OF STEEPLE
ELEVATION
14'-0"



WEST ELEVATION (Phase II)
1/8" = 1'-0"
(NO CHANGE IN WEST ELEVATION)

1

TOP OF STEEPLE
ELEVATION
14'-0"



SOUTH ELEVATION (Phase II)
1/8" = 1'-0"

2

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

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

I. PROJECT INFORMATION

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

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

C. Total Project Area: 4.04 acre parcel

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Communities Element policies.

B. General Plan Area Plan(s): Southwest

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

D. Land Use Designation(s): Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to the north, south, and west and Open Space: Conservation (OS:C) to the east.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 213 (Winchester Properties)
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 10

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: Not Applicable

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

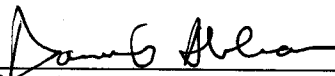
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

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

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



Signature

December 28, 2015

Date

Damaris Abraham

Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in an area designated as "Local Importance". However, the site is currently vacant and surrounded with already improved commercial development in all directions except to the east (currently vacant). Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

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

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

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<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

Findings of Fact:

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

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

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. Soils

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>

Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

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

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noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses. The project is consistent with the purposes set forth in Public Utilities Code Section 21670 because the project is consistent with Policy 3.3.6 of the Riverside County Airport Land Use Compatibility Plan Policy Document which provides that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location or other extraordinary factors or circumstances related to the site. Specifically, the project site is surrounded by existing mixed industrial/office/showroom uses to the north, commercial retail uses to the west, a 16,558 square foot church to the south, the site is located near permanent open-space land and the proposed high intensity use is intermittent in nature. In addition, according to ALUC's June 13, 2013 staff report, the national average for vehicle occupancy is 1.67. With 196 parking spaces for the Project, the total occupancy for the Project is 327 with an average intensity of 74 persons per acre. This would be consistent with the average 80 persons per acre for Zone C. Furthermore, the gross area of the Project's site totals 4.41 acres which includes the adjacent 50-foot street half-width of Sky Canyon Drive and the 320.55 feet of frontage along Sky Canyon Drive. Therefore, based on the seating capacity of 286 fixed seats for the chapel, the average intensity of the site would be 65 persons per acre which is consistent with the 80 persons per acre for Zone C. Therefore, the project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environ-

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

- a) The adjacent lots are developed and this is an infill project. The surrounding developments and other street, structural and drainage improvements provide the site significant protection from storm runoff. As such, the proposed project site receives minimal offsite runoff and except for nuisance nature local runoff that may traverse portions of the site, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.
- b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.FLOOR RI.3) Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The proposed project will receive potable water service from the Eastern Municipal Water District. At this time, the district has not indicated that the addition of this project within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.
- e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 13) Therefore, the impact is considered less than significant with mitigation incorporated.

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

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

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels

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

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

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

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

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

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

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

Monitoring: No monitoring measures are required.

40. Health Services

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

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

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

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

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

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

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

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

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

VII. AUTHORITIES CITED

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

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

Plot PLAN: TRANSMITTED Case #: PP25309

Parcel: 957-330-064

10. GENERAL CONDITIONS

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

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25309 shall be henceforth defined as follows:

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

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

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

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

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

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25309

Parcel: 957-330-064

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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

PLAN: TRANSMITTED Case #: PP25309

Parcel: 957-330-064

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

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

CODE/ORDINANCE REQUIREMENTS:

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

ACCESSIBLE PATH OF TRAVEL:

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

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

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10. GENERAL CONDITIONS

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

The details shall include:

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

E HEALTH DEPARTMENT

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

FIRE DEPARTMENT

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

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

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

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

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

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

10.FLOOD RI. 8

USE WQMP ESTABL MAINT ENTITY

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

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