

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



**ITEM
1.2
(ID # 10659)**

MEETING DATE:

Tuesday, August 27, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE PUBLIC USE PERMIT NO. 190001 – CEQA EXEMPT PER CEQA GUIDELINES SECTIONS 15301 AND 15061(B)(3) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District - General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake – 12.19 acres – REQUEST: Receive and File the Planning Commission's approval of Public Use Permit No. 190001 to utilize an existing church and accessory buildings for an early primary grade charter school on a 12.19 acre site. The school will consist of 190 students from TK-1st Grade and the school would operate from 7:00 a.m. to 6:30 p.m. The buildings will no longer be utilized for church or daycare uses. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above-referenced project acted on by the Planning Commission on August 7, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/19/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 27, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 25, 2005, the Planning Director approved Plot Plan No. 18786 for a new church development that would include a single story 14,269 square-foot worship hall (Building A); a single story 12,973 square-foot building for child care, temporary administrative offices and a youth center (Building B); a single story 10,728 square-foot family life center (Building C); and a single story 3,985 square-foot building for administrative services (Building D). The project also included a 156,929 square-foot recreational field, and 343 on-site parking spaces with paved driveways.

The worship hall and youth center (Buildings A and B) were constructed and utilized by the church for Sunday school and daycare throughout the week. Buildings C and D were never constructed. The day care rooms total 5,443 square-feet. The building code permits an occupant load of 20 square feet per person for the church and daycare, and thus 272 occupants are currently permissible pursuant to the building code for the existing use. The proposed change to the charter school use would be for 190 students plus approximately 20 staff, which is well under the currently permitted building occupancy.

The church (Hemet Church of the Nazarene) will move out and the proposal is to repurpose the facility to accommodate 8 classrooms for 190 students from Pre-Kindergarten, Kindergarten, and 1st grades. There will be twenty staff members (teachers, aides, and administrative staff). The school will include two passenger buses that will transport the students to and from the school. At least two passenger buses will operate in the AM peak hour.

Oversight and authorization of the operations is performed by and under the purview of the Riverside County Office of Education. The funding of the school's operations is provided by the state and federal governments. They receive state funding from Local Control Funding Formula (LCFF), and National School Lunch Program (NSLP). The school will receive federal funds for Title I, II, III and IV; they receive lottery finds per Proposition 20, Charter School Facility Grant, mandate block grant funds, and education protection account.

The applicant is proposing the use through a Public Use Permit which, pursuant to Ordinance No. 348, permits educational institutions in any zone classification with approval of a Public Use

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

Permit. Ordinance No. 348 Section 21.32 defines Educational Institutions as: schools, colleges or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California Board of Education for staff development. Because the proposed charter school is a school supported wholly or in part by public funds, the proposed use meets the definition of an Educational Institution and is allowed in the Scenic Highway (C-P-S) zone with an approved Public Use Permit.

The Public Use Permit application was submitted to the County of Riverside on May 1, 2019.

The Planning Commission considered the project on August 7, 2019. There were no public speakers. The Planning Commission found it exempt from CEQA pursuant to State CEQA Guidelines sections 15061(B)(3) and 15301 and approved the project with a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of the project have been evaluated through the public hearing process.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS

- ATTACHMENT A. Planning Commission Minutes
- ATTACHMENT B. Planning Commission Memo
- ATTACHMENT C. Planning Commission Staff Report Package



Jason Farin, Senior Management Analyst

8/22/2019



Gregory V. Priamos, Director County Counsel

8/19/2019



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 3.1

CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019 and July 17, 2019.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Hake

A vote of 5-0

CONTINUED to September 4, 2019.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P).

II. PROJECT DESCRIPTION:

The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:
Fred Cohen, Applicant's Representative

No one spoke in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42965; and,

APPROVED the Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 3763, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.2

TENTATIVE TRACT MAP NO. 36549 – Intent to Adopt a Mitigated Negative Declaration – EA42622 –
Applicant: Kenneth Kai Chang/Beresford Properties, LLC – Engineer/Representative: Bobbette Biddulph:
Environmental Science Associates – First Supervisorial District – Rancho California Zoning Area – Southwest
Area Plan – Rural: Rural Mountainous – Open Space: Recreation (20 acre minimum) – Location: Northerly
of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero
Road – 70.3 gross acres – Zoning: Residential Agricultural (R-A-5)(5 acre minimum).

II. PROJECT DESCRIPTION:

Schedule "D" subdivision to create 13 single family residential lots on 70.3 gross acres. The project also
includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation
Authority.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:
Eric Ruby, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke
A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42987; and,

APPROVED Tentative Tract Map No. 36549, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.3

SURFACE MINING PERMIT NO. 00194, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42690 – Applicant: Skanska – Engineer/Representative: Lilburn Corporation – Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan – General Plan: Open Space – Mineral Resources (OS-Min) – Location: Northerly of Interstate 10 (I-10) and Berdoo Canyon Road, easterly of Dillon Road, and southeasterly of Sky Valley – 95.2 Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A).

II. PROJECT DESCRIPTION:

Surface Mining Permit No 194, Revision No. 1 proposes a revision to the existing Riverside County approved 58-acres Dillon Road Mine (SMP 194). The property encompasses approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven (7) miles north of I-10. The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres; extend the length of time for the mining permit for an additional 25 years until December 31, 2044, to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminate the future use of an approved asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining activities. No changes to production rates are requested. Planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. Skanska also submitted an Interim Management Plan (IMP) as the mine site had been operated only on an intermittent basis and had no reported production for a one (1) year period. The mine is anticipated to remain in an idle state for the near future.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955- 6836 or email at dharris@rivco.org.

Spoke in favor:

Tim Mahoney, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer

A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42690; and,

APPROVED Surface Mining Permit No. 194, Revision No. 1, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.4

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P).

II. PROJECT DESCRIPTION:

Appeal of July 8, 2019 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ180088) and approved Plot Plan No. 180023, which proposes to construct a 203,445 sq. ft., single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. **STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.**

III. MEETING SUMMARY:

The following staff presented the subject proposal: Jason Killebrew, Principal Planner
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke

A vote of 5-0

APPROVED the Withdrawal of the Appeal.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.5

CHANGE OF ZONE NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide.

II. PROJECT DESCRIPTION:

Change of Zone No. 1900008 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the proposed amendment exempt from the California environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4911 (CZ190008), subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.6

Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres.

II. PROJECT DESCRIPTION:

A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Thomas Chavez, Applicant's Representative, 42655 E. Florida Avenue, Hemet, 92544

Jon Shardlow, Applicant's Representative- did not speak

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake

A vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Public Use Permit No. 190001, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.7

PLOT PLAN NO. 180028 (PPT180028) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466) – CEQ180105 – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P).

II. PROJECT DESCRIPTION:

The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 sq. ft. warehouse/distribution/manufacturing development consisting of three (3) buildings on 72.5 acres (gross). The three (3) buildings consist of a 1,138,800 sq. ft. building (identified as Building 1), a 31,408 sq. ft. building (identified as Building 3), and a 15,192 sq. ft. building (identified as Building 4).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Jon Semcken, Applicant's Representative, 13191 Crossroads Parkway, Industry, 91746

Mike Day, Applicant's Representative, 1128 E. La Cadena, Riverside, 92507

Thomas Ruiz, Interested Party, Riverside, 92807

Yolanda Williams, Neighbor, P.O. Box 1659, Perris, 92572

Jayson Baiz, Interested Party

Eddie Rivera, Interested Party, Corona, 92883

Maricela Martinez, Neighbor, 21600 Baker Street, Perris, 92570

Spoke in opposition:

Debbi Hurtado, Neighbor, 19091 Seaton Avenue, Perris, 92570

Jerrie Eubanks-Hurtado, Neighbor, 19091 Seaton Avenue, Perris, 92570

Debbie Walsh, Interested Party, Mead Valley

Delores Kilpatrick, Neighbor, Perris, 92570- did not speak, donated time

Laurie Taylor, Interested Party, 14677 Descanso Drive, Lake Mathews, 92570

Ann Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570

Jerry Grell, Neighbor- did not speak, donate time

John Minnella, Interested Party, 19464 Killdeer Court, Lake Mathews, 92570

Steve Alesi, Neighbor, 18255 High Pine Road, Perris, 92570- did not speak, donated time

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

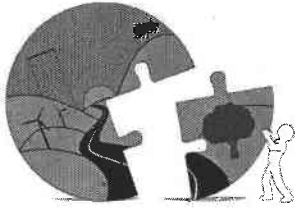
Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

CONSIDERED an Addendum to Environmental Impact Report No. 466; and,

APPROVED Plot Plan No. 180028, subject to the conditions of approval as modified at hearing.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: August 6, 2018

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Revised Condition for item 4.6 PUP190001

To the Honorable Chair,

The applicant has requested to revise the hours of operation stated the Condition AND 2:

Old Language Advisory Notification 2

PUBLIC USE PERMIT NO. 190001 proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19 acre site. The school proposes an enrollment of 190 students, from TK-1st Grade and the school would operate from 8:00 to 3:00 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly side of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

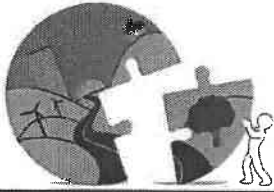
New Language

PUBLIC USE PERMIT NO. 190001 proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19 acre site. The school proposes an enrollment of 190 students, from TK-1st Grade and the school would operate from 7:00 to 6:30 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly side of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.6

Planning Commission Hearing: August 7, 2019

PROPOSED PROJECT

Case Number(s):	PUP190001	Applicant(s):	Imagine Schools
CEQA Type:	Exempt, Section 15301, 15061		
Area Plan:	San Jacinto Valley	Representative(s):	Bryan Ingersoll
Zoning Area/District:	Little Lake District		
Supervisory District:	Third District		
Project Planner:	Brett Dawson		
Project APN(s):	551-220-069		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PUBLIC USE PERMIT NO. 190001 proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19-acre site. The school proposes an enrollment of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND PUP No. 190001 **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15061 (b)(3) and 15301 (Existing Facilities), based on the findings and conclusions in the staff report; and,

APPROVE PUBLIC USE PERMIT NO. 190001, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Florida Avenue Corridor Policy Area
Surrounding General Plan Land Uses	
North:	City of Hemet
East:	Commercial Retail and Medium Density Residential
South:	Medium Density Residential
West:	Commercial Retail and Medium Density Residential
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Hemet
East:	One Family Dwellings (R-1)
South:	One Family Dwellings (R-1) Light Agriculture (A-1-1) One Family Dwellings (R-1-20000)
West:	General Commercial (C-1/C-P) Light Agriculture (A-1-1)
Existing Use:	Church/Daycare Building
Surrounding Uses	
North:	Vacant and single family residences
South:	Vacant and single family residences
East:	Single family residences
West:	Single family residences and vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.19 Acres	N/A
Existing Building Area (SQFT):	28,927	N/A
Proposed Building Area (SQFT):	N/A	N/A
Building Height (FT):	25	50
Total Proposed Number of Lots:	1	N/A
Floor Area Ratio:	0.05	0.20-0.35

General Plan Land Use policy 29.10 (L.U.29.10) states, "Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization."

The proposed project would utilize an existing religious facility and proposes no construction. The existing facility was constructed with a large surface parking lot, and undeveloped area resulting in a FAR of approximately .05, which is below the minimum FAR of the Commercial Retail land use designation of .20. However, in this case, since no construction is proposed, the Planning Director acknowledges the use of the existing facility and would not require the applicant, at this time, to construct additional square footage for the sake of meeting this requirement. The utilization of the existing building is encouraged in this case as providing good project design and efficient utilization of the existing site, and therefore the existing FAR of .05 supported by General Plan Policy LU 29.10.

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Elementary and Intermediate School	28,927	1 space/classroom or 1 space or 3 seats in the auditorium or multi purpose room, whichever is greater (450 seats)	150	338
TOTAL:				

All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces, whereby 3 parking spaces have been conditioned to be designated for electrical spaces. All electrical vehicle parking stations shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

5 Spaces are required to be designated for persons with disabilities.

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes Moderate *
Subsidence Area:	Yes Susceptible
Fault Zone:	Yes San Jacinto Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

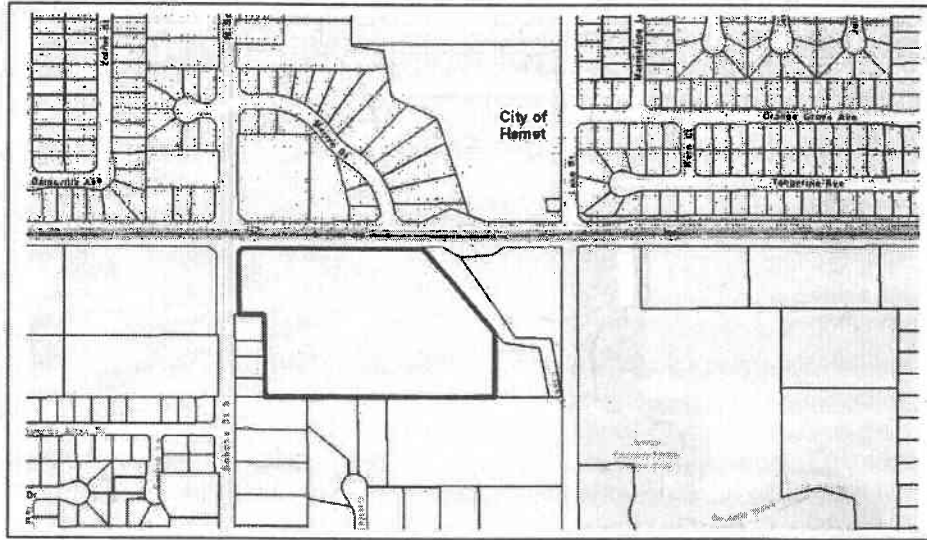


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On June 25, 2005, the Planning Director approved Plot Plan No. 18786 for a new church development that would include a single story, 14,269-square-foot worship hall (building A); a single story, 12,973-square-foot building for child care, temporary administrative offices and a youth center (Building B); a single story, 10,728-square-foot family life center (Building C); and a single story, 3,985-square-foot building for administrative services (Building D). The project also included a 156,929-square-foot recreational field, and 343 on-site parking spaces with paved driveways.

The worship hall and youth center (Buildings A and B) were constructed and utilized by the church for Sunday school and daycare throughout the week. Buildings C and D were never constructed. The day care rooms total 5,443 square feet. The building code permits an occupant load of 20 square feet per person for the church and daycare, and thus 272 occupants are currently permissible pursuant to the building code for the existing use. The proposed change to the charter school use would be for 190 students plus approximately 20 staff, which is well under the currently permitted building occupancy.

The church (Hemet Church of the Nazarene) will move out and the proposal is to repurpose the facility to accommodate 8 classrooms for 190 students from Pre Kindergarten, Kindergarten, and 1st grades. There will be twenty staff members (teachers, aides, and administrative staff). The school will include two passenger buses that will transport the students to and from the school. At least two passenger buses will operate in the AM peak hour.

Oversight and authorization of the operations is performed by and under the purview of the Riverside County Office of Education. The funding of the schools operations is provided by the state and federal governments. They receive state funding from Local Control Funding Formula (LCFF), and National School Lunch Program (NSLP). The school will receive federal funds for Title I, II, III and IV, they receive lottery finds per Proposition 20, Charter School Facility Grant, mandate block grant funds, and education protection account.

The applicant is proposing the use through a Public Use Permit which, pursuant to Ordinance No. 348, permits educational institutions in any zone classification with approval of a Public Use Permit. Ordinance No. 348 Section 21.32 defines Educational Institutions as: schools, colleges or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California Board of Education for staff development. Because the proposed charter school is a school supported wholly or in part by public funds, the proposed use meets the definition of an Educational Institution and is allowed in the Scenic Highway (C-P-S) zone with an approved Public Use Permit.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines.

Section 15301, Class 1, Existing Facilities - This section specifically applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of existing or former use.

The Project site was approved by Plot Plan No. 18786 in 2005 that included a 12,973-square-foot building for child care. This building was approved and permitted for six classrooms with an occupancy, per the California Building Code (CBC) of 272 occupants. Neither Plot Plan No. 18786 nor its conditions of approvals limited the attendance or occupancy below this number. The proposed project is to utilize this existing 12,973 square foot building with a total of 190 students and approximately 20 staff members, less than what is currently permissible for the existing church and daycare use. No changes to the existing square-footage, additions, or other construction is proposed. Therefore, it is determined that proposed project would not result in an expansion of the existing building or use and therefore would qualify for this exemption.

Section 15061, Common Sense Exemption – It has been determined with certainty, based on the Project's limited scope (no construction proposed and utilization of existing buildings, parking, etc.) and restricted lifespan that the Project would not result in a significant effect on the environment.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR) within the San Jacinto Valley Area Plan. The church is an approved and existing facility, and the surrounding area has remained the same, single family residential. The proposal is not incompatible with this General Plan designation, which recognizes the propriety of uses based on their compatibility with surrounding land uses and that a significant portion of the areas designated as Commercial Retail will not develop as retail uses.

General Plan Land Use Element, Policy LU 3.1 states, "Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing."

LU 29.4 states, "Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses".

HC 9.1 states, "Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety and welfare of residents." The conversion of the use to a charter school will add to the complete neighborhood by providing educational opportunities to the children of the local residents.

The proposed project is compatible with these policies because it provides for the opportunity for the surrounding residences to be located within walking distance to a school within their neighborhood.

2. The project is located within the Scenic Highway Commercial (C-P-S) zone, which is consistent with the General Plan land use designation of Community Development: Commercial Retail (CD:CR). Although the C-P-S zone may permit certain schools with a Plot Plan approval, Ordinance No. 348 permits educational institutions with a Public Use Permit in any zone classification. An educational institution is defined by Ordinance No. 348 as "schools colleges or universities supported wholly or in part by public funds and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education". Since the school receives public funding through various sources, it can be classified as a public use and approved with a public use permit.
3. The project site is located within the Florida Avenue Corridor Policy Area of the San Jacinto Valley Area Plan. SJVAP 1.1 for this policy area states, "Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access." The project buildings are currently existing and comply with the setbacks of the area and the use proposed is not defined as a commercial use that the policy would apply. A School is considered compatible with the surrounding residential uses, as the school provides a service to the neighborhood.

Entitlement Findings:

Public Use Permit Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County. The proposed project is consistent with the Riverside County General Plan for the following reasons:

General Plan Land Use Element, Policy LU 3.1 states, "Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing." The proposed project is compatible with this policy because it provides for the opportunity for the surrounding residences to be located within walking distance to a school within their neighborhood.

General Plan Healthy Communities Element, Policy HC 9.1 states, "Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents." The change of use from a church to a school adds to the complete neighborhood by provide educational opportunities to the local residents.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project site is located adjacent to residential uses, which could be impacted as a result of the use in terms of noise and traffic. However, based on the analysis in the Mitigated Negative Declaration prepared for Plot Plan No. 18786 for the prior church use, impacts from noise and traffic would be less than significant. As detailed in the Environmental Findings, the proposed project would present no expansion of permissible use and no greater impacts than what was analyzed in the previous Mitigated Negative Declaration. Furthermore, through compliance with California State Building Code and Riverside County's Ordinances regulating noise, and project conditions of approval, the project will not be detrimental to the public health, safety or general welfare.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the project will utilize an existing church and daycare for a charter school. The revisions are consistent with the Commercial Retail land use designation of the General Plan and the Scenic Highway Commercial (C-P-S) Zone and other provisions of Ordinance No. 348. The location of educational uses within neighborhoods complies with the County's General Plan vision of creating complete neighborhoods particularly schools within walking distance of existing neighborhoods. Lastly, Ordinance No. 348 allows for educational facilities in any zoning classification subject to a Public Use Permit.
4. The plan for the proposed use considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The use will take place within an existing church facility. All of the road improvements required for a use of this size have been completed with the original construction of the church.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of the use does not involve the subdivision of any land, nor would the selling of any individual building be appropriate or anticipated based on the school use proposed. However should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Development Standards Findings:

The following shall be the standards of development in the C-P-S Zones:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.

The tallest building is the sanctuary, which has a maximum height of 25 feet; therefore no additional setback is required. All of the buildings are existing and meet the setback requirements of the zone.

3. No building or structure shall exceed fifty feet in height unless a greater height is approved pursuant to section 19.32 of Ordinance No. 348. In no event, however shall a building or structure exceed seventy-five feet in height, unless a variance is approved pursuant to section 18.27 of Ordinance No. 348. As noted above, no buildings exceed fifty feet in height.
4. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The parking has been analyzed (above) as the elementary/intermediate school parking rate and has been deemed adequate with the 338 parking spaces the Project provides.
5. The buildings are existing, however it has been conditioned that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Other Findings:

6. Due to the project's limited scope to occupy an existing building with an enrollment of 190 students, additional improvements to the site pursuant to certain typical improvements that may be required for the site, including but not limited to a median on SH-74/Florida Avenue and corner cutback at Soboba and Florida, were deemed not necessary. The school only consists of one building with a few rooms, however the existing church facility can facilitate the growth into a larger enrollment. In the instance the School decides to grow in the future, staff has conditioned to limit the life of the permit to two years to encourage the processing of a revision so that these typical improvements could be incorporated into this revision so that the improvements are provided at some time if the school does continue operating longer than the two years that would be granted through this Public Use Permit.
7. The project is located within an Alquist Priolo Earthquake Fault Zone (San Jacinto Fault Zone). Active faulting associated with the Lake Street fault traverses the project site in a northwest/southeast trend. The location of the faulting is delineated under Geologic Study No. 1244. Seismically-induced ground settlement is estimated to be up to 4 inches due to seismic shaking. The Geological study required a restricted use zone for human occupancy structures to be established for 50 feet beyond the edge of active faulting encountered on the site. This was previously accommodated by the church

development and the proposed Project does not propose any new buildings that would be further impacted by this fault.

8. The project is located within the City of Hemet sphere of influence area. The Project was transmitted to the City on May 30, 2019 for review. The County has not received comments regarding this proposed Public Use Permit from the City of Hemet.
9. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
10. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this proposal instead of site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
11. The project site is not located within a criteria cell of the Western Riverside Multi-Species Habitat Conservation Plan.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or within a mapped fire hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper on July 28, 2019. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls in regards to the proposed project.

APPEAL INFORMATION

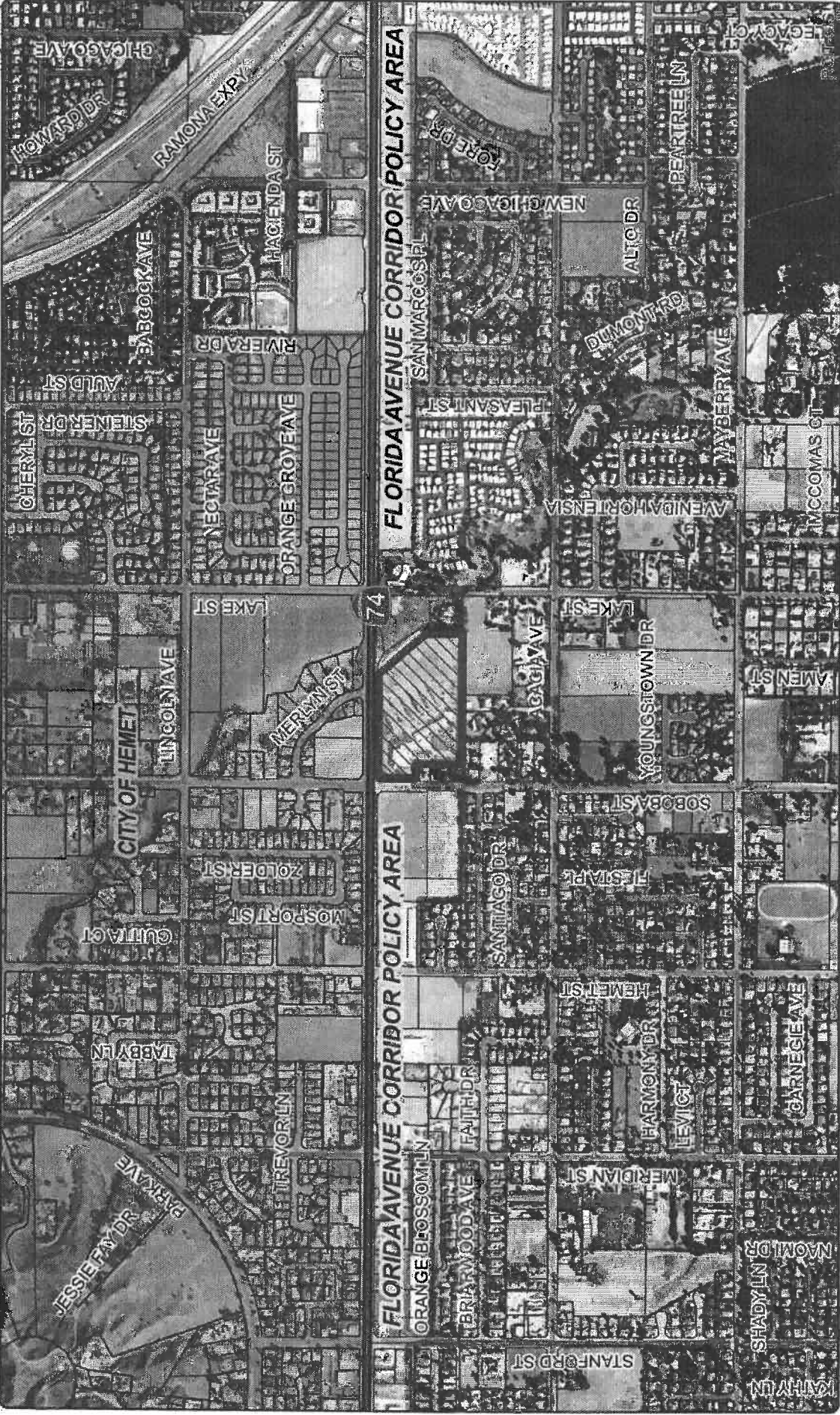
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 07/25/19

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP190001
VICINITY/POLICY AREAS

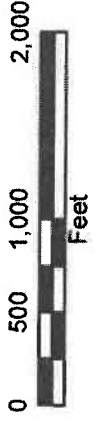
Supervisor: Washington
 District 3

Date Drawn: 06/17/2019
 Vicinity Map



Zoning Dist: Little Lake

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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 in existing zoning. The information in this vicinity map was prepared for Riverside County Planning Department and is not intended to represent the County's official zoning. This map is for informational purposes only. For more information, please contact the Planning Department at (951) 853-8377 (Eastern County) or (951) 853-2300 (Western County).
 Date Drawn: 06/17/2019

RIVERSIDE COUNTY PLANNING DEPARTMENT

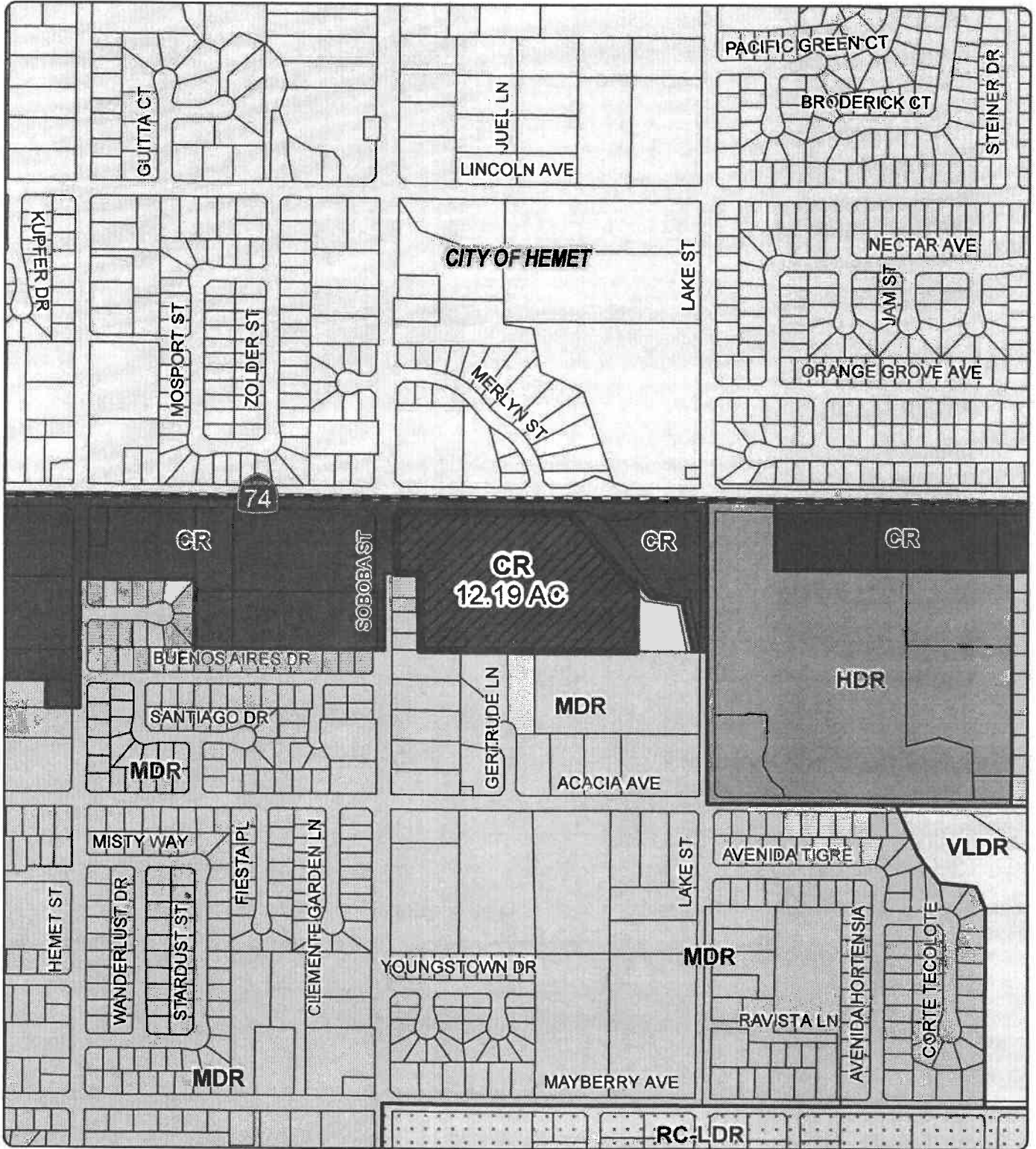
PUP190001

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 06/17/2019

Exhibit 5



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP190001

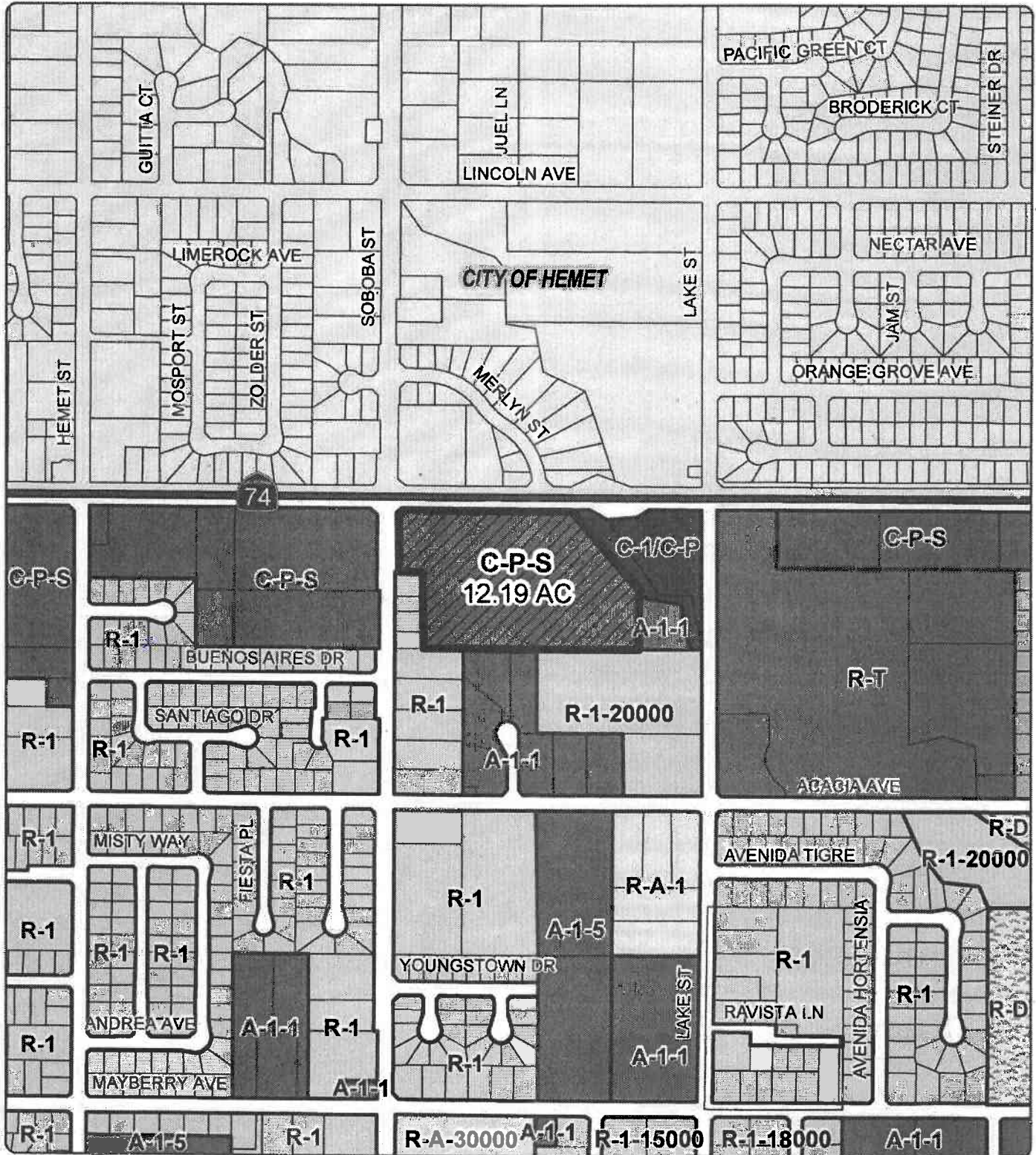
EXISTING ZONING

Supervisor: Washington

District 3

Date Drawn: 06/17/2019

Exhibit 2



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

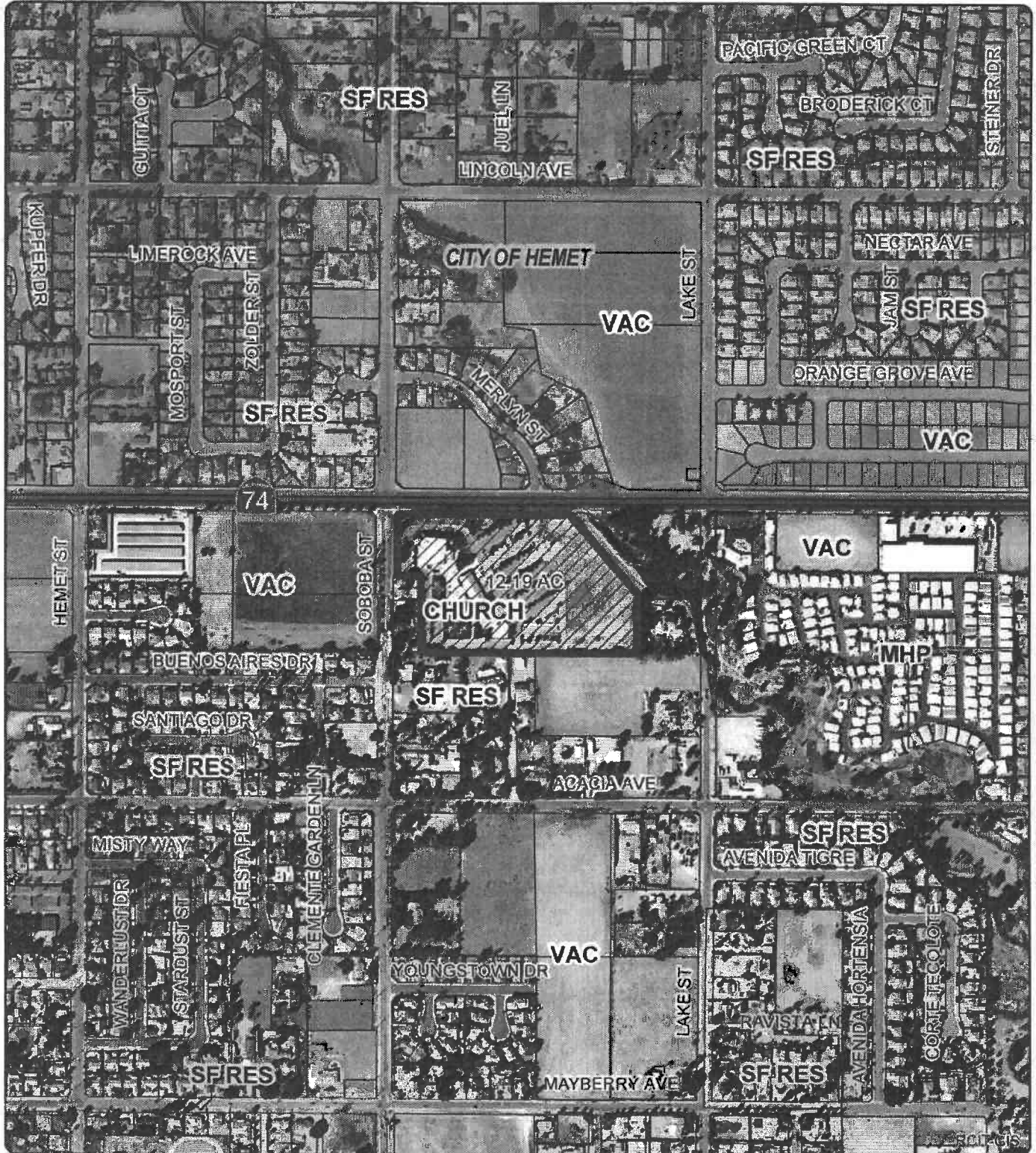
PUP190001

LAND USE

Supervisor: Washington
District 3

Date Drawn: 06/17/2019

Exhibit 1



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]
SCALE: AS NOTED	SHEET NO.: A-101
SHEET TITLE: SITE PLAN	

KEYNOTES

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ADDITIONAL NOTES

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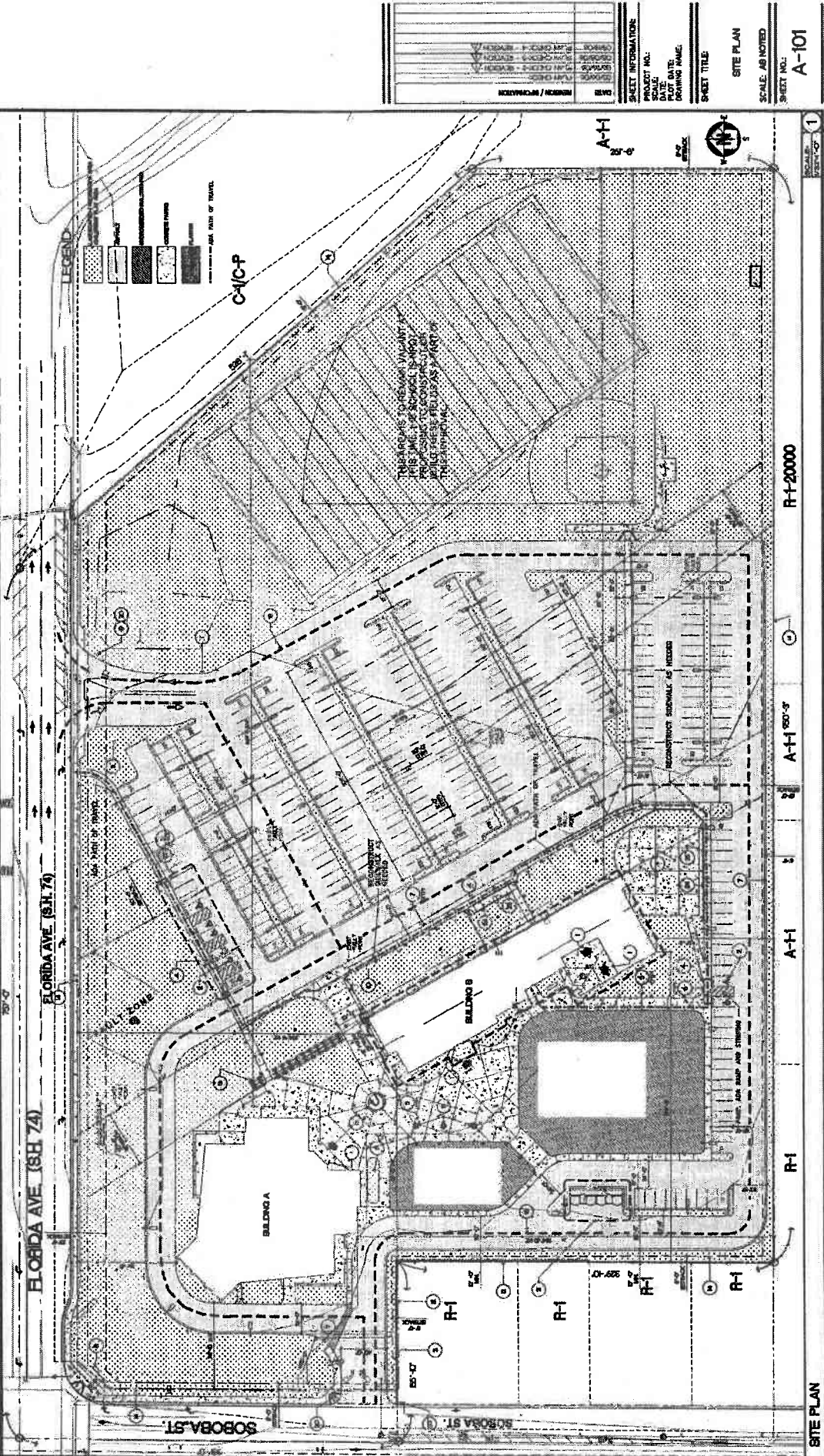
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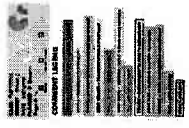
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SHEET TITLE: SITE PLAN	



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SHEET NO.	T-101
DATE	10/1/80
SCALE	AS SHOWN
TITLE	PROJECT DATA
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CHECKED BY	...
APPROVED BY	...

DEFERRED PERMITS

PLUMBING FIXTURE SCHEDULE

FIXTURE	QUANTITY	ROOM	TYPE
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PARKING ANALYSIS

...

FIRE-RESISTIVE REQUIREMENTS (TABLE 9A)

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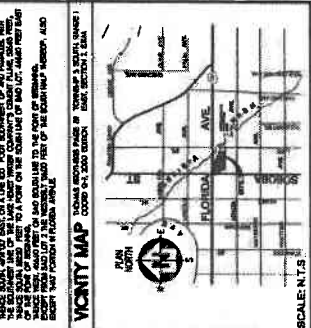
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PROJECT DESCRIPTION

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LEGAL DESCRIPTION

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DEFERRED PERMITS

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PLUMBING FIXTURE SCHEDULE

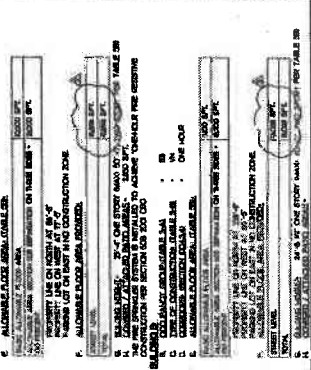
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PARKING ANALYSIS

TYPE	SPACE	REMARKS
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CODE INFORMATION

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SHEET INDEX

SHEET NO.	SHEET NAME	MARKS	MARKS
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WORK UNDER SEPARATE PERMIT

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SPECIAL NOTES

...

DESIGN TEAM

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CONTACTS

...

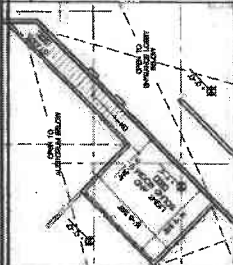
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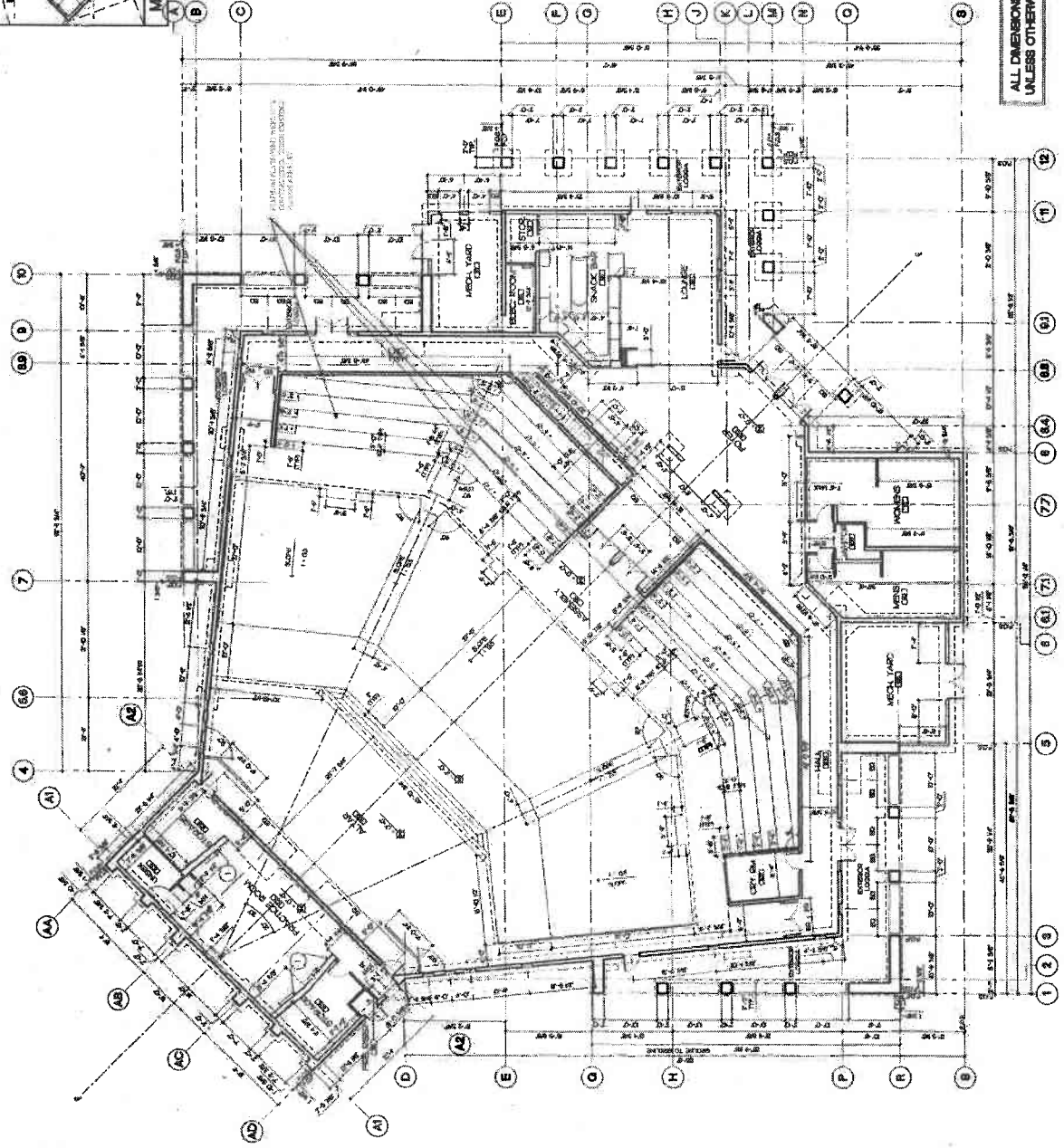
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KEYNOTES
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GENERAL NOTES

ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.



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FLOOR PLAN	
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SHEET NO.	AA-101

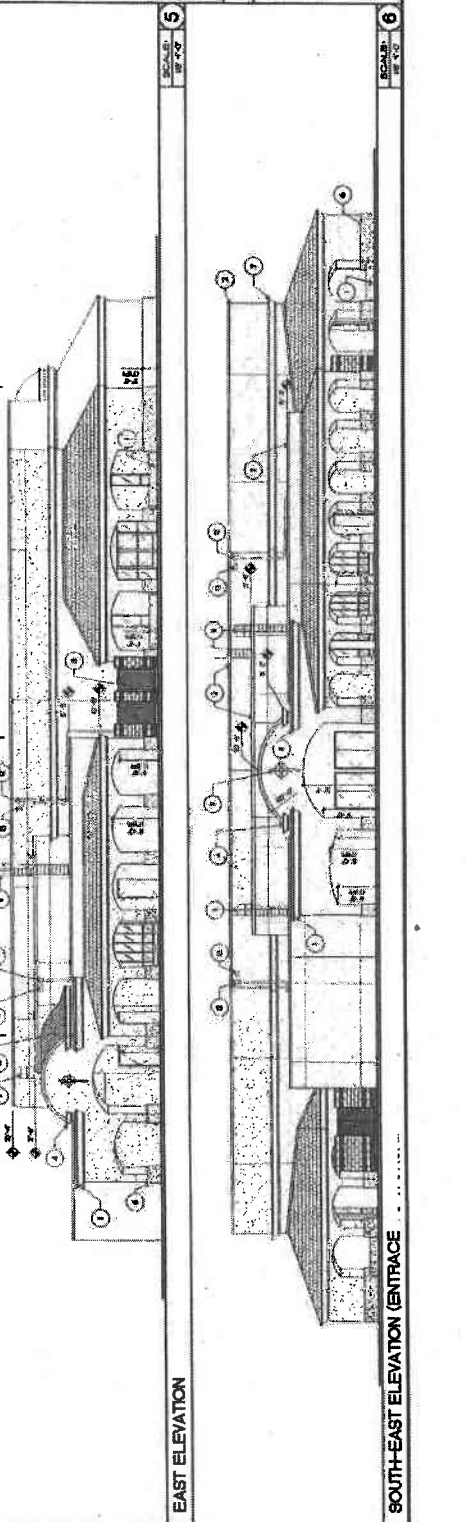
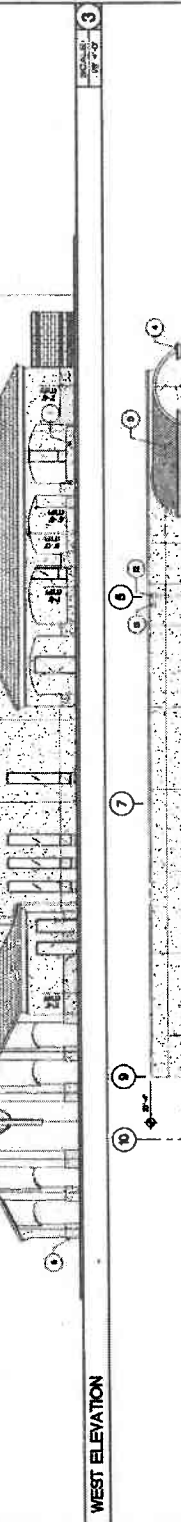
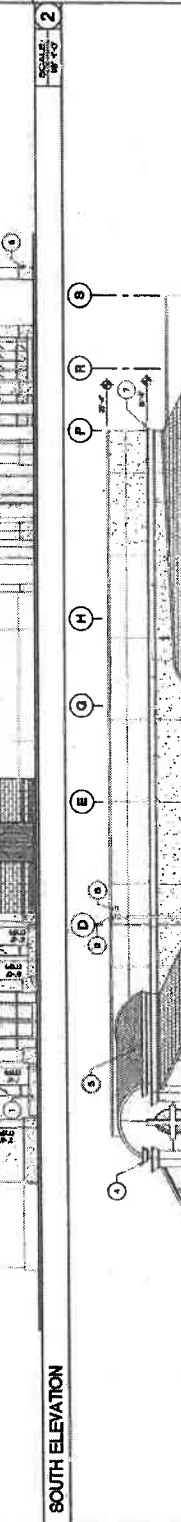
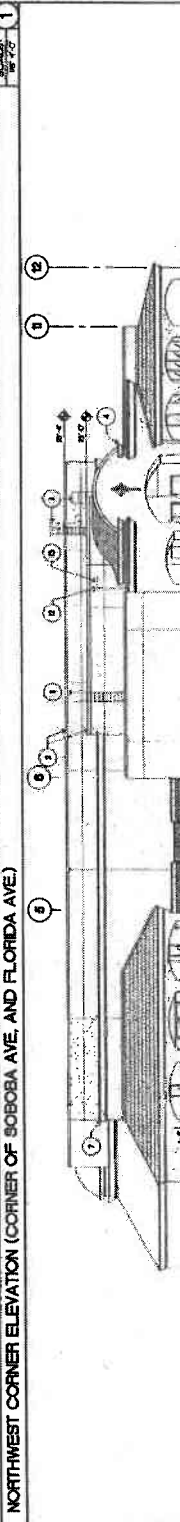
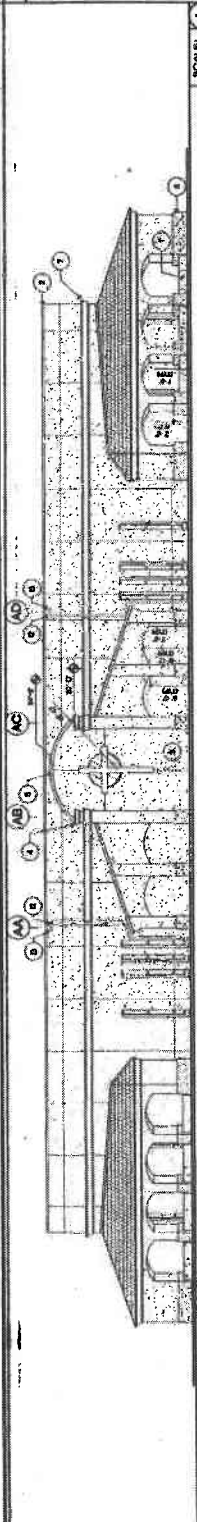
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OWNER	
PROJECT NAME	

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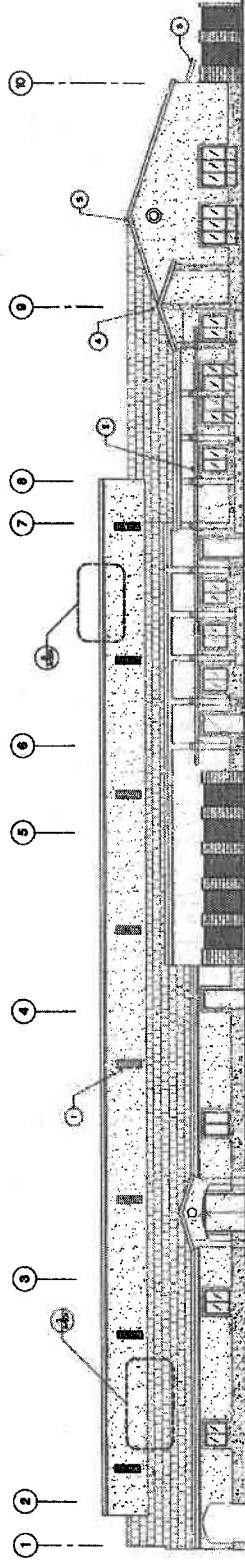
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 - 3. IMPERMEABLE FINISH
 - 4. CORNER SP-1
 - 5. FINISH: SP-1
 - 6. FINISH: SP-1
 - 7. FINISH: SP-1
 - 8. IMPERMEABLE METAL SCREEN AT INTERSECTION, WIND SP-1
 - 9. IMPERMEABLE METAL SCREEN AT ENTRANCE
 - 10. IMPERMEABLE METAL SCREEN
 - 11. IMPERMEABLE METAL SCREEN
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 - 20. IMPERMEABLE METAL SCREEN

- LEGEND:**
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 - 10. IMPERMEABLE METAL SCREEN
 - 11. IMPERMEABLE METAL SCREEN
 - 12. IMPERMEABLE METAL SCREEN
 - 13. IMPERMEABLE METAL SCREEN
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 - 18. IMPERMEABLE METAL SCREEN
 - 19. IMPERMEABLE METAL SCREEN
 - 20. IMPERMEABLE METAL SCREEN

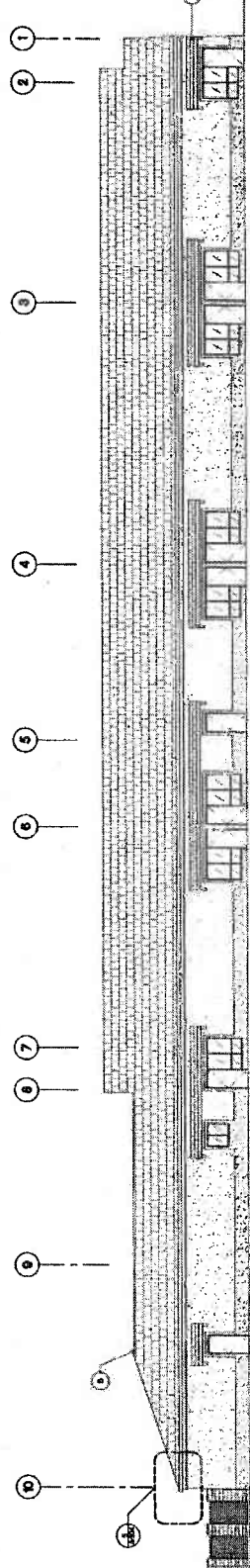


GENERAL NOTES:



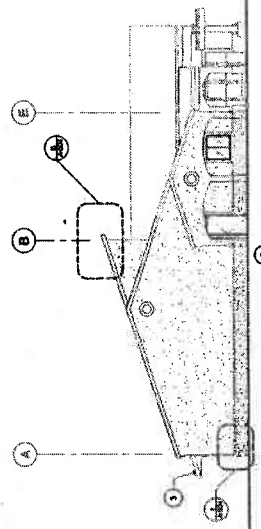
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



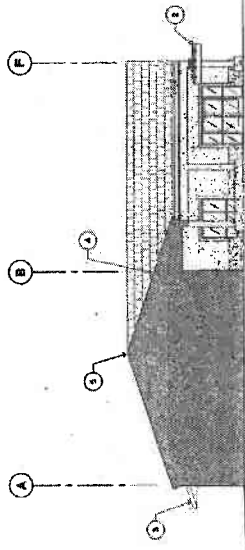
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



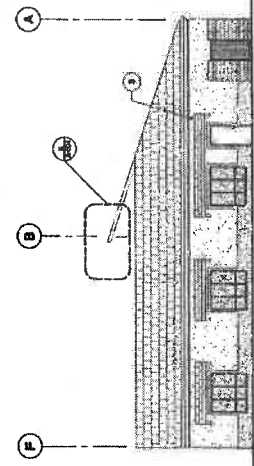
EAST ELEVATION

SCALE: 1/8" = 1'-0"



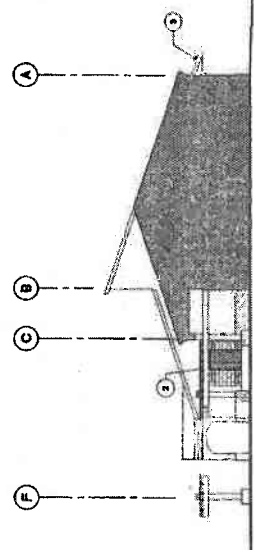
EAST PART ELEVATION THROUGH YOUTH CENTER COURTYARD

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



WEST PART ELEVATION THROUGH YOUTH CENTER COURTYARD

SCALE: 1/8" = 1'-0"

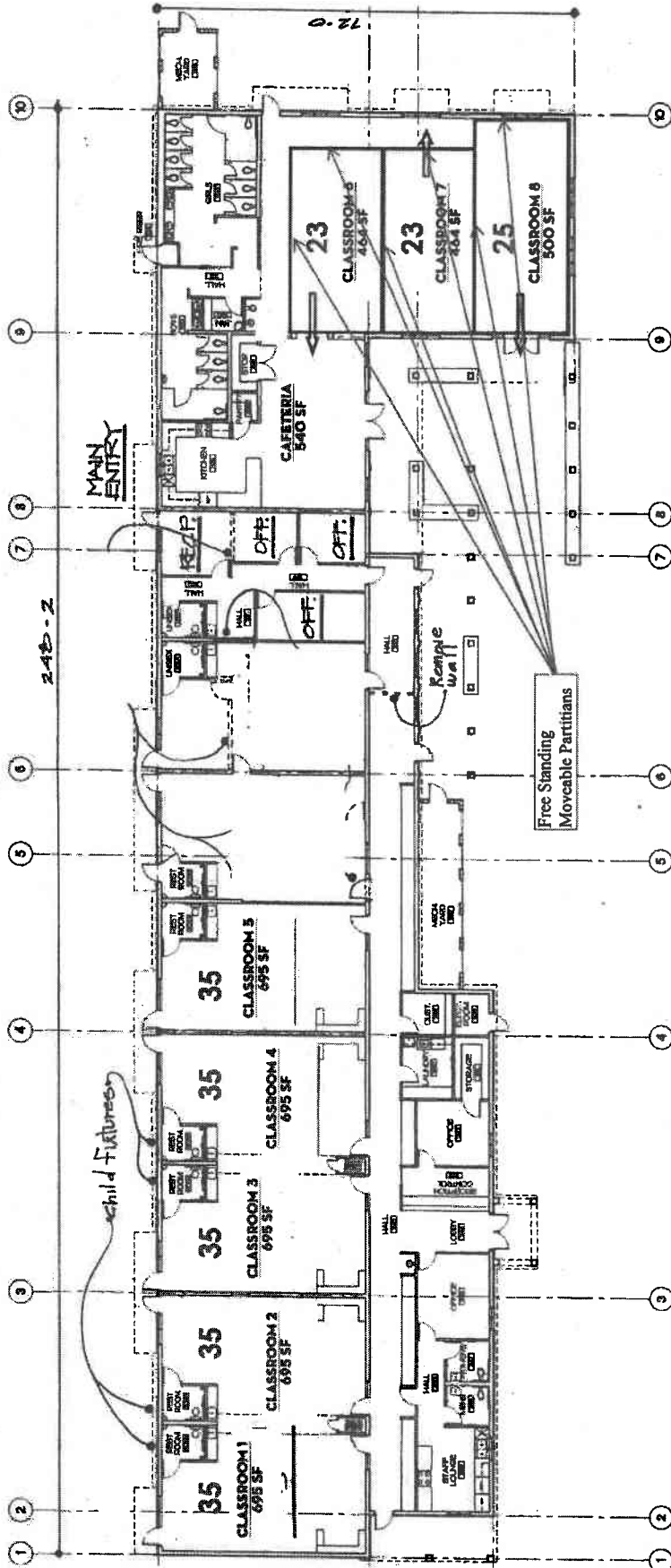
LEGEND:

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[Symbol]	WOOD PANELING
[Symbol]	GLASS
[Symbol]	CONCRETE
[Symbol]	ROOFING
[Symbol]	LANDSCAPE
[Symbol]	PAVING
[Symbol]	WOOD SHAKES
[Symbol]	WOOD SIDING

KEYNOTES

1. ALUMINUM CLAINED VINYL S-2, S-4, S-6
2. WOOD TRUSS
3. CHOPED GYPSUM BOARD
4. VALLEY GYPSUM BOARD
5. POOL GYPSUM BOARD

PROJECT NO.	DATE
SCALE	PLOT DATE
SHEET INFORMATION	DRAWING NAME
SHEET TITLE: BUILDING B EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0" SHEET NO.: AB-201	



CLASSROOM OCCUPANT
LOAD = 20 SF / PERSON

BUILDING B FLOOR PLAN



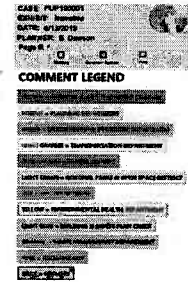
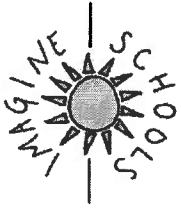
DATE	12/12/12
PROJECT	IMAGINE SCHOOL
OWNER	STK
DESIGNER	MORCOR
SCALE	AS SHOWN
PROJECT NO.	191
DATE	12/12/12
PROJECT	IMAGINE SCHOOL
OWNER	STK
DESIGNER	MORCOR
SCALE	AS SHOWN
PROJECT NO.	191

IMAGINE SCHOOL
191 NORTH THOMPSON STREET

SCHEME 4
DATE: 2019 02 12

MORCOR
BUILDING RELATIONS

STK



Public Use Background and Narrative

Pursuant to Section 18.29d of Ordinance No. 348, "A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community."

The proposed use has been designed to ensure the safety of both the children that attend the school as well as the public at large. The school repurposes a currently vacant site previously approved for a church, a child care facility and youth center, a family life center, and administrative offices. The facility meets Fire Code requirements and the transportation requirements for such a facility. In addition, the school meets the needs of the community by providing schooling to the children that reside in the Hemet Unified School District. The charter school takes pressure off of the district's limited resources and provides the community at large a choice as to an alternate form of education within the district. The charter school partners with parents and guardians in the education of their children by providing high quality schools that prepare students for lives of leadership, accomplishment, and exemplary character. Oversight and authorization of the operations is performed by and under the purview of the Riverside County Office of Education. Funding of the school's operations is provided by the state and federal governments.

Imagine Schools, South West Group
1843 W 16th Ave
Apache Junction, AZ 85120
480-355-0520



MEMORANDUM

To: Mr. Mike Langley
From: Trevor Briggs
Date: June 17, 2019
Subject: *Trip Generation Comparison Memorandum for the Proposed Imagine School at 42655 Florida Ave in the County of Riverside*

This trip generation comparison memorandum has been prepared to evaluate the trip-generating characteristics of the proposed Imagine School project, compared to the approved trips for the Hemet Church of the Nazarene site.

PROJECT DESCRIPTION

The project site is located on the southeast corner of Soboba Street and Florida Avenue in an incorporated area of the County of Riverside, near the City of Hemet. The site is bounded by Florida Avenue to the north, residential development to the south, Soboba Street and residential uses to the west, and vacant land to the east.

The site is currently occupied by the Hemet Church of the Nazarene, which consists of the following facilities:

- Worship hall - 14,269 square feet
- Child care facility and youth center - 12,973 square feet
- Family life center - 10,728 square feet
- Administrative offices - 3,985 square feet

Imagine Schools proposes to repurpose the facility to accommodate 8 classrooms for an expected student population of 190 students in Transitional Kinder, Kinder, and 1st grades.

PROJECT TRAFFIC

This trip generation analysis has been prepared to determine the net change in traffic that would occur with the proposed Imagine School project, compared to the trips associated with the approved Hemet Church of the Nazarene.

Approved Church Project Trip Generation

A traffic impact study was prepared in 2005 for the Hemet Church of the Nazarene project (*Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu & Associates*). Trip generation estimates for the project were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (6th Edition) trip rates for the following land use categories:

- ITE Category 560 – Church
- ITE Category 565 – Day Care Center

Based on the 2005 traffic study, the trip generation associated with the church is summarized on **Table 1**. The approved trip generation for the Hemet Church of the Nazarene is 1,023 daily trips with 141 trips in the morning peak hour and 143 trips in the evening peak hour.

Proposed School Project Trip Generation – Based on ITE Trip Generation Rates

Trip generation estimates for the proposed 190-student Imagine School are based on the ITE Trip Generation Manual, 10th Edition trip rates. The resulting school trip generation is summarized on Table 1 (previously referenced).

Based on the ITE trip generation rates, the proposed 190-student school would generate 352 daily trips with 211 trips in the morning peak hour and 26 trips in the evening peak hour. A comparison of the trip estimates for the church and for the school based on the ITE trip rates indicates that the school would generate 671 fewer trips than the church on a daily basis, with 70 more trips in the morning peak hour and 117 fewer trips in the evening peak hour.

The 2005 traffic study also provided trip generation estimates for the church and day care for Sunday operations. Based on the Sunday ITE trip rates, the trip generation associated with the church and day care is estimated to be 1,246 daily trips and 325 trips in the peak hour on Sundays. Since the school would not operate on Sundays, the school traffic would be nominal, compared to the trip-making for the church.

Proposed School Project Trip Generation – Based on the Imagine Schools Traffic Operations Plan

Imagine Schools administration has indicated that the school traffic operations would be different from what is reflected in the ITE trip generation rates. The school proposes to operate in a manner similar to other existing Imagine Schools campuses, such as the Coachella campus, with a Traffic Operations Plan as described below. The intent of the Traffic Operations Plan ("Plan") is to ensure that the project operates within the parameters of the previously approved trip generation for the site (Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, & Associates).

Based on data from current and actual uses in the region, the Plan anticipates that 100 students will ride two charter-school-provided passenger buses to and from school. The Plan also estimates approximately 1.8 students per vehicle for students not riding the buses. Twenty staff members (teachers, aides, and administrative staff) are each assumed to arrive and depart the campus in single-occupant vehicles. Details are provided below.

Bus Transportation

Bus transportation will mirror what occurs at the Imagine Coachella campus. Two 50-passenger buses will be used to transport 100 students (estimated to be 30 Transitional Kinder and 70 Kinder/1st grade students) to and from school.

At least two passenger busses will operate in the AM peak hour. More busses or bus trips will be scheduled in the event that, after enrollment and student bus elections are made, there is a demand for more than 100 bussed students.

In order to design the most efficient bus routes, upon enrollment selection, bussed students are identified by residential location. From there, centralized pick-up locations are identified at concentrated pick-up areas. In order to implement the bus operations schedule, two passenger busses are expected to operate, picking up students at 5 to 10 different stops per route and at different intervals. The first bus would be anticipated to start its route at 7:00 AM and the second bus would be anticipated to start its route at 7:45 AM

Additional runs or busses would be added, as necessary, to ensure the level of bussed students is at least 100. For example, a second run from the first bus would be scheduled for a second run, if needed.

Currently, for example, two busses are in operation at the Imagine Coachella campus, and passenger capacity is at 100%. If additional busses were offered, it is anticipated that demand would increase to fill up at least another bus or route.

Passenger Car Transportation

a. Students

The remainder of the 90 students would arrive by passenger car. Based on the Coachella campus experience, the average vehicle occupancy will be approximately 1.8 students per vehicle. This would result in approximately 50 passenger vehicle trips to and from the school during the morning drop-off and the mid-afternoon pick-up times.

Parents with children at our schools tend to have a high rate of carpooling activity, and many parents have multiple children attending the school. Notably, in order to be conservative, all students not riding the bus were anticipated to arrive at the school by vehicle. No trips have been assigned related to students who walk or are walked to school; however, given the close proximity to various residential subdivisions, a small percentage is expected.

b. Staff Members

Twenty staff members (teachers, aides, and administrative staff) are each assumed, conservatively, to arrive and depart the campus in single-occupant vehicles. Although these trips were assumed to occur during the AM peak period, a majority of our staff members routinely arrive before 7:00 AM. Staff trips are not expected or anticipated to occur during the PM peak hour on a regular basis.

c. PM Peak Hour Trips

In order to allow for increased flexibility of school operations that could run into the PM peak hour, a conservative number of PM peak hour weekday trips for nominal activities that may occur have been assumed to account for janitorial staff, late pick-ups, or staff staying past 4:00 PM (estimated to be 30 PM peak hour trips). In order to provide for maximum flexibility, it is conservatively estimated that the PM peak hour trips could equal the trips analyzed for the prior use (143 PM peak hour trips).

Trip Generation Summary

These Traffic Operations Plan assumptions have been used to estimate school traffic for the morning peak hour. For a conservative analysis, ITE trip generation rates are used to estimate the daily and evening peak hour trips. A summary of the trips associated with the school based on these traffic operations assumptions is provided on **Table 2**.

The proposed 190-student school would generate 352 daily trips with 124 trips in the morning peak hour and 143 trips in the evening peak hour. A comparison of trip estimates for the church and school indicates that the school would generate 671 fewer trips on a daily basis, 14 fewer trips in the morning peak hour and the same number of trips in the evening peak hour, based on the school's Traffic Operations Plan.

Summary of Findings and Conclusions

A comparison of trips for the approved Hemet Church of the Nazarene and the proposed Imagine School based on ITE trip generation rates indicates that the school would generate 671 fewer trips than the church on a weekday daily basis, with 70 more trips in the morning peak hour and 117 fewer trips in the evening peak hour.

However, based on actual planned operations with the school's Traffic Operations Plan (currently in place at other Imagine School campuses), the school would generate 671 fewer trips on a daily basis, 14 fewer trips in the morning peak hour and the same number of trips in the evening peak hour, compared to the church.

Since the school would not operate on Sundays, the school traffic would be nominal on Sundays, compared to 1,246 daily trips and 325 trips in the peak hour for the church.

TABLE 1
SUMMARY OF PROJECT TRIP GENERATION
APPROVED: HEMET CHURCH OF THE NAZARENE
PROPOSED: IMAGINE SCHOOLS TRANSITIONAL KINDER THROUGH 1ST GRADES

Land Use	ITE Code	Unit	Trip Generation Rates ^{1,2}						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Day Care Center	565	KSF	79.26	6.74	5.97	12.71	6.20	0.00	6.20
Church	560	KSF	9.11	0.39	0.33	0.72	0.36	0.30	0.66
Charter Elementary School	537	Student	1.850	0.588	0.522	1.110	0.049	0.091	0.140
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Approved Hemet Church of the Nazarene ¹									
Day Care Center	9.170	KSF	727	62	55	117	57	64	121
Church	32.545	KSF	296	13	11	24	12	10	22
Total Approved Trips			1,023	75	66	141	69	74	143
Proposed Imagine Schools Use ²									
Charter Elementary School	190	Student	352	112	99	211	9	17	26
Total Proposed Project Trips			352	112	99	211	9	17	26
Net Difference (Proposed Minus Approved)			-671	37	33	70	-60	-57	-117

¹ Source: Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, & Associates: Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition

² Source: ITE Trip Generation Manual 10th Edition for Proposed Imagine Schools

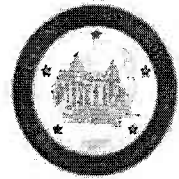
TABLE 2
SUMMARY OF PROJECT TRIP GENERATION
APPROVED: HEMET CHURCH OF THE NAZARENE
PROPOSED: IMAGINE SCHOOLS WITH PROPOSED TRAFFIC OPERATIONS PLAN

Land Use	ITE Code	Unit	Trip Generation Rates ^{1,2}						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Day Care Center	565	KSF	79.26	6.74	5.97	12.71	6.20	0.00	6.20
Church	560	KSF	9.11	0.39	0.33	0.72	0.36	0.30	0.66
Charter Elementary School	537	Student	<i>Proposed Imagine Schools Traffic Operations Plan ²</i>						
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Approved Hemet Church of the Nazarene ¹									
Day Care Center	9.170	KSF	727	62	55	117	57	64	121
Church	32.545	KSF	296	13	11	24	12	10	22
Total Approved Trips			1,023	75	66	141	69	74	143
Proposed Imagine Schools Use with Traffic Operations Plan ²									
Students: Buses			-	2	2	4	-	-	-
Students: Passenger Cars			-	50	50	100	-	-	-
Staff: Passenger Cars			-	20	-	20	-	-	-
Miscellaneous Potential PM Trips ³							69	74	143
Total Proposed Project Trips			352	72	52	124	69	74	143
Net Difference (Proposed Minus Approved)			-671	-3	-14	-17	0	0	0
¹ Source: Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, & Associates: Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition ² Source: Imagine Schools Traffic Operations Plan: Assumes 100 students will ride the bus (50 students per bus); 90 students will arrive by car (1.8 students per passenger car); Staff will arrive in single-occupant vehicles. ³ In order to provide for maximum flexibility and to account for occasional after-school vehicular activity, it is conservatively estimated that the PM peak hour trips for the school will equal the trips analyzed for the previously approved use.									



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



07/29/19, 1:53 pm

PUP190001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PUP190001. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PUP190001 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

PUBLIC USE PERMIT NO. 190001 proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19-acre site. The school proposes an enrollment of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

Advisory Notification. 3 AND - Causes for Revocation

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Advisory Notification. 4 AND - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, the approval shall become null and void.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:
2. 3rd & 5th District Design Guidelines

Advisory Notification. 6 AND - Exhibits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Exhibits (cont.)

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan) Dated 7-1-19

EXHIBIT C (Floor Plans) Dated 5-30-19

Exhibit T (Trip Generation) Dated 6-21-19

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.) based}

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 8 AND -Exterior Noise levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, and outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

E Health

E Health. 1 ECP Comments

Based on most recent exhibits provided, PUP190001 will not be undertaking development of any new areas that previously had not been disturbed. This review did not include the development of areas shown as ball fields on exhibits. The Environmental Cleanup Program (ECP) will conduct review of any future projects to ensure that this condition is met. If it is discovered that previously undisturbed areas will be developed, a Phase I Environmental Site Assessment (ESA) is required to be submitted for review prior to clearance by ECP. Call 951-955-8980 for any additional details.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - General

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards.

Flood

Flood. 1 Gen - ADP Fee

Public Use Permit (PUP) 190001 proposes conversion of existing church into charter school on a 12.2-acres property in San Jacinto Valley area. The project is located at southeast corner of Hwy 74 and Soboba Street. The project will utilize existing church buildings and property for the school. The same parcel was previously reviewed under Plot Plan (PP) 18786.

The project would not include connections to District's facilities.

PUP 190001 is located within the boundaries of the San Jacinto Regional Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$5,402 per acre. Drainage fees shall be paid with cashier's check or money order only to the District. Since the site was previously developed, the ADP fee may have been paid previously. Provide the District with proof of payment if already paid.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Planning

Planning. 1 Gen - ADA Parking

A minimum of 5 accessible parking spaces are provided for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A.

Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - ADA Parking (cont.)

smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements. The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

Planning. 2 Gen - EV Parking

All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces, whereby 3 parking spaces have been conditioned to be designated for electrical spaces. All electrical vehicle parking stations shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

Planning. 3 Gen - Expiration Date - Use Case

The approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the require period. If an extension is approved, the total time allowed for the use of the permit shall not exceed ten (10) years.

Planning. 4 Gen - Fees for review

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.

Planning. 5 Gen - Lighting Hooded/Directed

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

Planning. 6 Gen - Limit on Signage

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 Gen - Limit on Signage (cont.)
Signage for this project shall be approved by the Planning department pursuant to the requirements od Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 7 Gen - Minimum Parking for Use

A minimum of 150 parking spaces shall be provided in accordance with Section 18.12 of Riverside County Ordinance No. 348

Planning. 8 Gen - MM AE 1

The project is conditioned to comply with the provisions of the Mt. Palomar Observatory Lighting Ordinance No. 655, as well as lighting conditions set forth by the Planning Department.

Planning. 9 Gen - MM GEO 1

All structures shall be designed to meet the current Uniform Building Code provisions for seismic design. In addition, seismically-induced ground settlement will be mitigated by removing and recompacting unsuitable soils.

Planning. 10 Gen - MM GEO 2

Compliance with Building & Safety – Grading and Geology conditions will be monitored during the permitting process.

Planning. 11 Gen - Mt Palomar Lighting Area

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

Planning. 12 Gen -MM Cult 1

A Restricted Use Zone for human occupancy structures will be established for a distance of 50 feet beyond the edge of active faulting encountered on the site. This zone is defined by GEO No. 1244. No human occupancy structures are allowed in this Restricted Use Zone. In addition, seismically-induced ground settlement will be mitigated by removing and recompacting unsuitable soils.

Planning. 13 USE - Ordinance 810 O

In accordance with the Western Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area", which shall mean the net area, measured in acres, from the adjacent road right of way to the limits of the project development. Any area identified as "NO

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 USE - Ordinance 810 O (cont.)
USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 14 USE Limit Life to two years

The life of this Public Use Permit shall be limited to two years. Extension of this permit may be allowed through a revised permit process, which would be expected to provide additional improvements to the site.

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

Planning-GEO

Planning-GEO. 1 GEO190030 ACCEPTED

County Geologic Report GEO No. 190030, submitted for the project PUP190001, as an update to GEO01244, was prepared by Sladden Engineering, and is titled; "Geotechnical Update, Proposed Imagine Charter School, APN 551-220-069, SEC Florida Avenue & Soboba Street, Hemet Area, Riverside County, California," dated April 25, 2019.

GEO190030 concluded:

1. The site is partially located within a State of California designated fault zone.
2. The previous geotechnical investigation by Inland Foundation Engineering, Inc. in 2004 for the existing church identified active faulting onsite and a "Restricted-Use Zone" (RUZ) was established.
3. It is Sladden Engineering's opinion that this previous Geologic/Fault Evaluation report (GEO01244) is acceptable and reflects current standards of practice for subsurface fault trench investigations.
4. At this time, no new structures or grading activities have been proposed for the site.
5. Based on the proposed change in use from church to charter school, it is Sladden's understanding that the occupancy category and Risk Factor will also likely change. Accordingly, future structural retrofitting may be required.

GEO190030 recommended:

1. New structures should not be constructed within the previously established RUZ.
2. If future expansion on the property includes new structures, Sladden should be consulted to verify that the locations of new structures are not in conflict with the established RUZ.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190030 ACCEPTED (cont.)

GEO No. 190030 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 190030 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190625

Transportation

Transportation. 1 RCTD - General

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctima.org/trans/>.

Transportation. 2 RCTD - Traffic

The applicant's traffic engineer, Kimley-Horn and Associates, has prepared a memorandum titled, "Trip Generation Comparison Memorandum for the proposed Imagine School at 42655 Florida Avenue in the County of Riverside" and dated June 17, 2019. This memorandum compares the previously approved use (church) with the proposed school use. Based on the proposed traffic operations plan of the operator, the project would have a net reduction in trip generation during the morning and afternoon peak hours as well as a reduction in total daily trips. This is achieved by limiting the maximum enrollment of students to 190 and utilizing 50-passenger school buses to transport 100 students to and from the school site. The operator shall ensure its traffic operations plan is maintained and adhered to. In the event changes occur to the enrollment or bus service, causing an increase in trips that exceeds the trips previously approved under the church use, the applicant and/or operator shall resubmit a revision to the PUP to analyze and identify potential impacts and provide feasible mitigation. The Transportation Department may periodically require the operator to provide traffic count data at the project driveways to verify its trip generation.

or as approved by the Director of Transportation.

Plan: PUP190001

Parcel: 551220069

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

Planning

060 - Planning. 1 Gen - SKR Fee condition Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 17.1 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. If the applicant provides proof of payment of these fees for the entire Project site at time of the original Public Use Permit approval, this condition shall not apply. In the event Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 2 USE- Fee Status Not Satisfied

Prior to the issuance of grading permits for Public Use Permit No. 190001, the Planning department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Plan: PUP190001

Parcel: 551220069

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied
Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Plan: PUP190001

Parcel: 551220069

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - Submit Grading Plans Not Satisfied

In the event that the project requires a grading permit prior to issuance of a building permit, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire - Prior to permit Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1)

Planning

080 - Planning. 1 Use - Floor Plans Not Satisfied

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

080 - Planning. 2 USE - Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of

Plan: PUP190001

Parcel: 551220069

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 USE - Lighting Plans (cont.) Not Satisfied
Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 Use - Roof Equipment Shielding Not Satisfied
All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning department approval.

080 - Planning. 4 USE - School Mitigation Not Satisfied
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State Law as determined to be applicable.

080 - Planning. 5 USE Plans showing bike racks Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

Transportation

080 - Transportation. 1 RCTD - CALTRANS ENCRCHMNT PRMT Not Satisfied
Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Gen - Custom Not Satisfied
Provide documentation of water and sewer service to this facility

090 - E Health. 2 Gen - Custom Not Satisfied
Prior to final, if food for students is to be handled or prepared, this facility will need to contact DEH District Environmental Services Division at 951-766-2824 and obtain a retail food permit. An on-site inspection or 3 sets of detailed plans may be required at time of application for the food permit.

Fire

090 - Fire. 1 Gen - Fire Lanes Not Satisfied
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 2 Gen - Use #27 Extinguishers Not Satisfied
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Plan: PUP190001

Parcel: 551220069

90. Prior to Building Final Inspection

Fire

090 - Fire. 2 Gen - Use #27 Extinguishers (cont.) Not Satisfied

090 - Fire. 3 Gen - Voice Fire Alarm Not Satisfied

Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee is \$627.00)

090 - Fire. 4 Hood Ducts Not Satisfied

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

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

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

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

Planning

090 - Planning. 1 Gen - USE - Condition Compliance Not Satisfied

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

Plan: PUP190001

Parcel: 551220069

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - USE - Condition Compliance (cont.) Not Satisfied

090 - Planning. 2 USE - Roof Equipment Shielding Not Satisfied

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

090 - Planning. 3 USE- Roof Equipment Shielded Not Satisfied

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

Transportation

090 - Transportation. 1 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

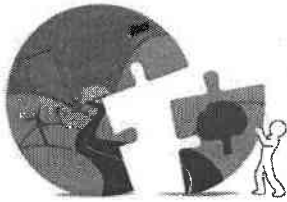
- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Waste- Organics Recycling Not Satisfied

Form D – Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 21, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Winchester/Homeland Municipal Advisory
Council (MAC)

Winchester Community Council
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Ruthanne Taylor-
Berger
Hemet Unified School District
CALTRANS District # 8

PUP190001 – CEQA Exempt – Applicant: Packer Morley American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR), – Zoning: Scenic Highway Commercial (C-P-S) Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit is for existing Church that will utilize existing buildings and property for early-primary-grades charter school. The school will consist of 191 students, from TK-1st Grade, 8:00 -3:00 p.m. APN(s) 551-220-069. – **BBID: 001-185-528**

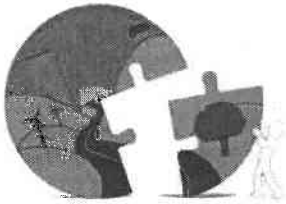
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on May 30, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

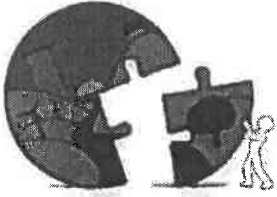
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: American Charter Development

Contact Person: Packer Morley E-Mail: packer@amercd.com

Mailing Address: 775 W 1200 N

Springville UT 84663
City State ZIP

Daytime Phone No: (801) 489-9535 Fax No: (_____) _____

Engineer/Representative Name: Adkan Engineers

Contact Person: Bryan Ingersoll E-Mail: bingersoll@adkan.com

Mailing Address: 6879 Airport Drive

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (_____) _____

Property Owner Name: Hemet Church of the Nazarene

Contact Person: Thomas Taylor E-Mail: thomastaylor915@gmail.com

Mailing Address: 28465 Old Town Front Str, #303

Temecula CA 92590
City State ZIP

Daytime Phone No: (760) 212-0611 Fax No: (_____) _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 855-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Michael Falout, pastor</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>M. Falout</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Stephan Rodchever, DAB secretary</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Thomas Taylor, President, SoCal DAG</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 551-220-069

Approximate Gross Acreage: 12.19 acres

General location (nearby or cross streets): North of Acacia Avenue, South of Hwy 74, East of Soboba Street, West of Lake Street.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Use existing buildings for an early-primary-grades charter school.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	15,895	25'-4"	1	Assembly	<input type="checkbox"/>	
2	13,032	24'-8-1/2"	1	Education	<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas Identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PAR No. 190006

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PAR No. 19006

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(les): Geological, Traffic

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: American Charter Development, LLC

Address: 775 W 1200 N Suite #100 Springville, UT 84663

Phone number: 801-489-9535

Address of site (street name and number if available, and ZIP Code): 42655 Florida Ave, Hemet, CA 92544

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Book 551, Page 22

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

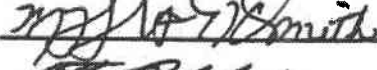
Applicant: _____ Date _____

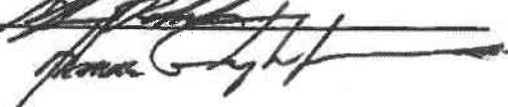
HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

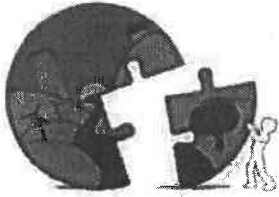
Owner/Authorized Agent (1)  Date 4/26/2019

Owner/Authorized Agent (2)  Date 4/27/2019

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Thomas Taylor, 4/27/2019 *[Signature]*
[Signature] 4/26/2019 Nancy Smith 4/26/19
Property Owner(s) Signature(s) and Date

[Signature] 4/27/2019
Michael Falgout, pastor, N/A Nancy C. Smith, Secretary
Printed Name of Owner

Stephen Radeheaver, DAB secretary

If the property is owned by multiple owners, the paragraph above must be signed by each owner.
Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



COUNTY OF RIVERSIDE

Transportation and Land Management Agency



Transportation Department

Community Development/Planning

Building and Safety Department

Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside", and American Charter Development hereafter "Applicant" and Hemet Church of the Nazarene "Property Owner".

Description of application/permit use:

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 551-220-069

Property Location or Address:

42655 Florida Avenue, Hemet, CA 92544

2. PROPERTY OWNER INFORMATION:

Property Owner Name: _____ Phone No.: _____

Firm Name: Hemet Church of the Nazarene Email: _____

Address: 42655 Florida Avenue

Hemet, CA 92544

3. APPLICANT INFORMATION:

Applicant Name: Packer Morley Phone No.: (801) 404-8210

Firm Name: American Charter Development Email: packer@amercd.com

Address (if different from property owner)

775 W Spring Creek Place

Springville, UT 84663

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

Signature of Property Owner: Michael Fulgast Date: 3/14/2019

Print Name and Title: Michael Fulgast, Senior pastor

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 7, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE
LOCATION FOR HEARING: 7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 17, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PUP190001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

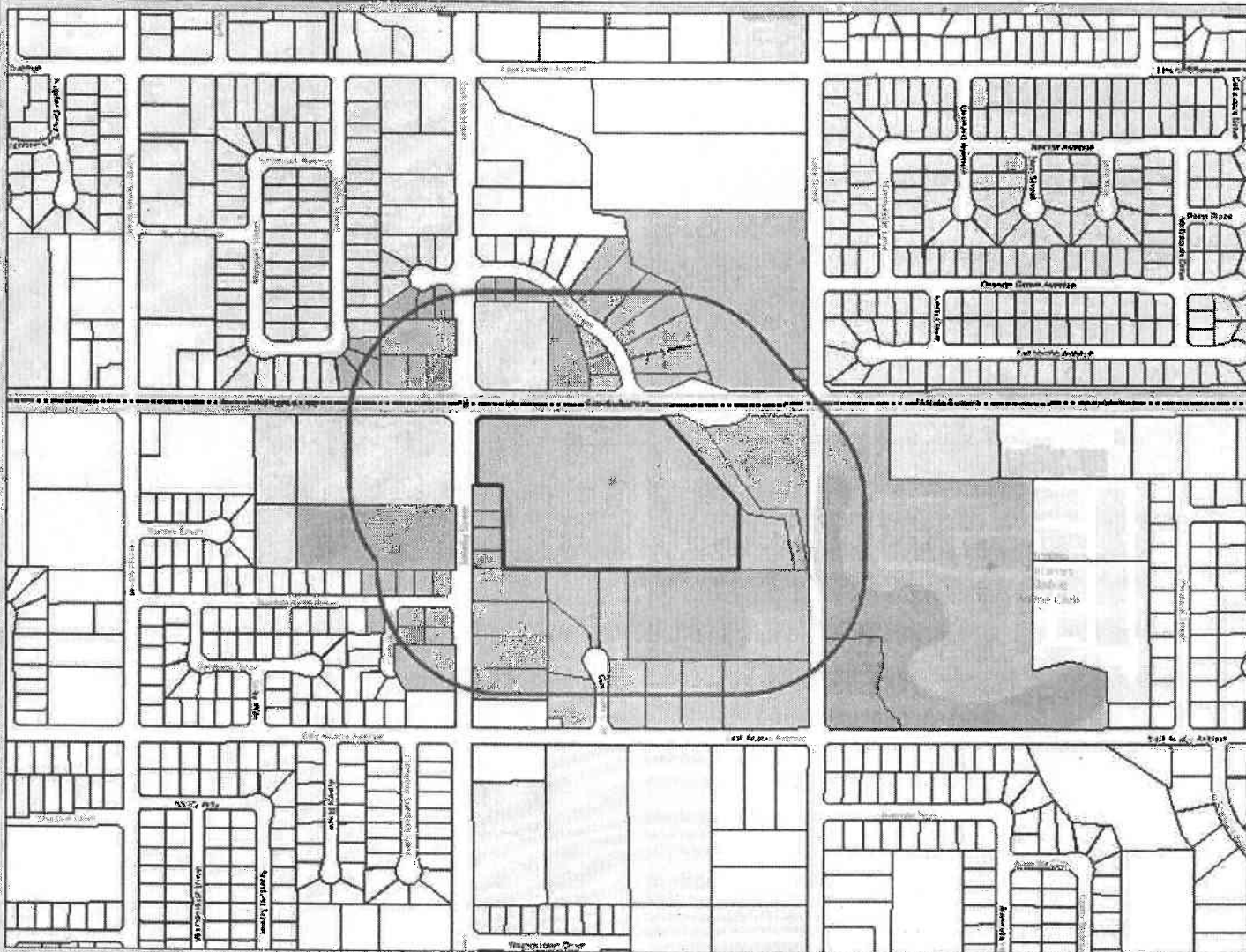
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PUP190001 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/17/2019 2:20:45 PM

© Riverside County RCIT

551342034
SCOTT PULLEN
122 ZOLDER ST
HEMET CA. 92544

551220069
HEMET CHURCH OF THE NAZARENE
140 E STETSON AVE NO 145
HEMET CA 92543

551321008
NADIM W SARKIES
NAHED A SARKIES
1615 WEDGEWOOD DR
BAKERSFIELD CA 93311

551322012
VICTOR VALLADARES
MARTHA VALLADARES
VICTOR CESAR VILLADARES

1711 WHALEY ST
OCEANSIDE CA 92054

551220013
JAIME FLORES FRANCO
25840 SOBOBA ST
HEMET CA. 92544

551220018
MICHAEL ALEXIS APFFEL
MARGARITA AISPURO APFFEL
25841 LAKE ST
HEMET CA. 92544

551220014
GLENN E CREWL
25866 SOBOBA ST
HEMET CA. 92544

551220015
SANDRA K UHRIG
25880 SOBOBA ST
HEMET CA. 92544

551220021
MOISES RAMIREZ
GUADALUPE RAMIREZ
25882 SOBOBA ST
HEMET CA. 92544

551220066
AMBER BOUTWELL SOLLAMI
JAMES SOLLAMI
25901 GERTRUDE LN
HEMET CA. 92544

551232023
KEVIN J COLLMAN
PAULA M COLLMAN
25901 SOBOBA ST
HEMET CA. 92544

551220022
RICHARD LOPEZ
DOLORES E LOPEZ
25906 SOBOBA ST
HEMET CA 92544

551220023
RICHARD LOPEZ
DOLORES E LOPEZ
25906 SOBOBA ST
HEMET CA. 92544

551232021
JAMES C GELLER
JANICE E GELLER
25910 CARBOB LN
HEMET CA. 92544

551220067
STEVEN M LOUSTAU
CHERYL L LOUSTAU
25910 GERTRUDE LN
HEMET CA. 92544

551232024
JOSE SANDOVAL
JESSICA RANDOLPH
25911 SOBOBA ST
HEMET CA. 92544

551220065
MICHAEL GOODRICH
APRIL GOODRICH
25925 GERTRUDE LN
HEMET CA. 92544

551220028
CHEN I HSIUNG & WOAN RU TRUST
25935 LAKE ST
HEMET CA. 92544

551220024
CHARLIE E DEHART
25970 SOBOBA ST
HEMET CA. 92544

551220064
CHRISTINA MARIE MORRISSEY
25973 GERTRUDE LN
HEMET CA. 92544

551232038
TOM ELLIOTT
VALERIE ELLIOTT
27109 HEMET ST
HEMET CA 92544

551220035
SANYASI R GANTA
SWARNALATA GANTA
27455 KRISHNA CT
HEMET CA 92544

551530012
ZIPLINEEXPRESS
2872 TIGERTALE DR
LOS ALAMITOS CA 90720

551220012
ELIGIO GUERREO
ELVIA GUERRERO
325 N WEST ST
ANAHEIM CA 92801

551350022
FLOBA LTD
333 S GRAND AVE NO 4070
LOS ANGELES CA 90071

551530009
DANIEL M FOURNIER
PHILIP J FOURNIER
41183 GRANADA CIR
HEMET CA 92544

551530010
RONALD E DOTY
TAMYRA M DOTY
41581 FULTON AVE
HEMET CA 92544

551231012
SILVIA SARGENT
42438 BUENOS AIRES DR
HEMET CA. 92544

551232007
TERRY C ROWAN
42439 BUENOS AIRES DR
HEMET CA. 92544

551232022
DANIEL P MAYS
BECKY E MAYS
42460 BUENOS AIRES DR
HEMET CA 92544

551231003
DANIEL P MAYS
BECKY E MAYS
42460 BUENOS AIRES DR
HEMET CA. 92544

551231002
VICTOR ULISES GODOY
42470 BUENOS AIRES DR
HEMET CA. 92544

551231001
MICHAEL TED MOORE
MICHELLE LARSON MOORE
42480 BUENOS AIRES DR
HEMET CA. 92544

551220062
REBECA DE FRAIRE SUNDLING
42600 ACACIA AVE
HEMET CA. 92544

551220049
JOHN D LARA
MARY KATHRYN LARA
42660 ACACIA AVE
HEMET CA 92544

551220050
JOSEPHINE LARA
42700 ACACIA AVE
HEMET CA. 92544

551220030
KEVIN DESIRELLO
DENISE DESIRELLO
42726 ACACIA AVE
HEMET CA. 92544

551342032
JUAN ALEJANDRO IBARRA
4779 GAINSVILLE AVE
HEMET CA. 92544

551342033
KEITH HADDOCK
4799 GAINSVILLE AVE
HEMET CA. 92544

551530006
JEANETTE CASTELLANOS
4875 MERLYN ST
HEMET CA. 92544

551530007
STEVE P GOODEN
NICOLE G GOODEN
4885 MERLYN ST
HEMET CA. 92544

551322013
SPSSM INV
4900 SANTA ANITA NO 22
EL MONTE CA 91721

551321006
DANIEL EDWARD BURNS
4913 MERLYN ST
HEMET CA. 92544

551190014
KER MEX INC
4938 CROWN AVE
LA CANADA CA 91011

551190022
KER MEX INC
4938 CROWN AVE
LA CANADA CA 91011

551321004
JASON C DAVIS
CANDACE VALDIZON DAVIS
4969 MERLYN ST
HEMET CA. 92544

551322007
ZACHARIAH C DAVIS
5016 MERLYN ST
HEMET CA. 92544

551322008
SHIRLEY IRENE BIEHLER
5028 MERLYN ST
HEMET CA. 92544

551322009
TIMOTHY JOHN OBRIEN
5044 MERLYN ST
HEMET CA. 92544

551321003
MICHAEL CHRISTIAN
MCGARGILL GREG H ESTATE OF
5049 MERLYN ST
HEMET CA. 92544

551322010
SHIRLEY C LOZA COLLAS
5056 MERLYN ST
HEMET CA. 92544

551322011
ARTEMIO BELTRAN
5068 MERLYN ST
HEMET CA. 92544

551321002
JOHN PAUL BOTTEL
5077 MERLYN ST
HEMET CA. 92544

551321001
RICHARD BUTLER
GRACE BUTLER
5095 MERLYN ST
HEMET CA. 92544

551321005
ROBERT M SCALES
632 PARNEVIK DR
HEMET CA 92545

551530011
BARRY WALKER
CLAUDIA S WALKER
8182 CAPE HOPE CIR UNIT 20
HUNTINGTON BEACH CA 92646

551240024
ARROYO FAIRWAYS NO 2
9597 CENTRL AVE
MONTCLAIR CA 91763

551240032
JEFFERY FRIEMOTH
TERRI FRIEMOTH
P O BOX 384
IDYLLWILD CA 92549

551220059
LAKE HEMET MUNICIPAL WATER DIST
P O BOX 5039
HEMET CA 92544

551530008
STEWART P MCCUNE
CALEY L MCCUNE
P O BOX 876
BANNING CA 92220

Packer Morley
775 W 1200 N
Springville UT 84663

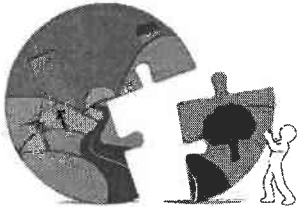
Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Adkan Engineers
Bryan Ingersoll
6879 Airport Drive
Riverside CA 92504

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Hemet Church of the Nazarene
Thomas Taylor
28465 Old Town Front Street #303
Temecula CA 92590

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: PUP190001

Project Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street

Project Description: A request for a Conditional Use Permit for revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding one existing building and one new structure.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: American Charter Development Packer Morley 775 W 1200 N Springville UT 84663

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (15301)
- Other:

Reasons why project is exempt: Exempt per Sections 15301, and 15601(b)3 of the state CEQA guidelines. 15301 exempts the operation, permitting and minor alteration of existing private structures. There are no expansions to the existing facility, and per 15601(b)3 it can be found with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. -County Clerk Posting Fee \$50

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
 TRANSPORTATION LAND MANAGEMENT AGENCY
 PERMIT ASSISTANCE CENTER

Receipt Number: RI-R19083845 Amount: \$50.00 7/19/2019 4:20 pm
 Payment Method: Check Notations: 106 Payment Status: Complete Init: JP

Permit No(s): CFW190018
 Parcel Number: 551220069
 Site Address: 42655 FLORIDA AVE

This Payment: \$50.00

Permit No	Account Code	Description	Amount
CFW190018	208100-65835-3120100000	0452 - CF&W Trust Record Fees	\$50.00
		Total:	\$50.00

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

Additional information at www.rctlma.org

Riverside Permit Assistance Center
 4080 Lemon St. 9th Floor
 Riverside, CA 92501

Desert Permit Assistance Center
 77588 El Duna Ct Suite H
 Palm Desert, CA 92211