

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



ITEM: 1.2
(ID # 13839)

MEETING DATE:

Tuesday, November 17, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37293 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R: RR) – Location: North of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – REQUEST: Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. APN: 319-240-004. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on October 5, 2020.

ACTION: Consent

Charissa Leach, Interim TLMA Director

10/28/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: November 17, 2020
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 May 8, 2017, the applicant, Mounir Girguis, submitted Tentative Parcel Map No. 37293 which proposes a Schedule H subdivision of a 10 gross acre parcel to two 5 gross acre parcels. Additionally, the applicant also submitted Plot Plan No. 26257, which proposes the construction of a new 5,245 square-foot church and associated site improvements consisting of 62 parking stalls, asphalt paving, on-site walkways and landscaping, and fencing.

The church is proposed on 2.5 net acres of the Parcel 2. No additional structures or uses are proposed for the rear portion of the lot. The property owner's existing residence will remain located on the southern end of Parcel 1. The site is surrounded by rural residential uses to the north, south, and west; with vacant land to the east.

The interior layout of the proposed church will consist of a 1,924 square-foot sanctuary area that will accommodate 100 seats. In addition, the structure will also include a foyer, a kitchen, two offices, three classrooms, and restrooms.

Additional site improvements include 62 parking spaces, including 4 that are ADA compliant and 3 EV parking spaces, asphalt paving and striping. Landscaping around the parking lot and church is proposed with fencing along the project frontage of Kelly Lane. The project includes a septic onsite wastewater treatment system, a retention basin, and connections to other utilities.

Right-of-way improvements include the asphalt paving of the full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2.

The project was continued from the September 28, 2020 Director's Hearing due to late noticing in the newspaper. It was continued to the next Director's Hearing dated October 5, 2020.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

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

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Director's Report of Action
- B. Planning Director's Staff Report Package



Jason Farin, Principal Management Analyst 11/9/2020



**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 5, 2020**

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750 – Applicant: Scott Richards/Mountain West Builders – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule "E" Subdivision into four (4) parcels which include one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **Request: First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. REMOVED from calendar.**

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST: Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility. Continued from September 28, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 43023; and,

APPROVE Tentative Parcel Map No. 37293; and,

APPROVE Plot Plan No. 26257, subject to the conditions of approval.

Staff's Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 43023; and,

APPROVE Tentative Parcel Map No. 37293; and,

APPROVE Plot Plan No. 26257, subject to the conditions of approval.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 43023; and,

APPROVED Tentative Parcel Map No. 37293; and,

APPROVED Plot Plan No. 26257, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 5, 2020

PROPOSED PROJECT

Case Number(s): Tentative Parcel Map No. 37293
Plot Plan No. 26257

EA No.: 43023

Area Plan: Mead Valley

Zoning Area/District: Mead Valley District

Supervisory District: First District

Project Planner: Tim Wheeler

Project APN(s): 319-240-004

Continued From: September 28, 2020

Applicant(s): Mounir Girguis

Representative(s):
Valued Engineering Inc.


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The proposed project consists of Tentative Parcel Map No. 37293 and Plot Plan No. 26257. Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The project site is located north of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street.

The address of the existing dwelling is 20851 Kelly Lane.

The above shall herein after be referred to as "the Project or project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43023**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37293, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26257, 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:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential - 5 Acre Minimum (R: RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR)
East:	Rural: Rural Residential (R: RR)
South:	Rural: Rural Residential (R: RR)
West:	Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture - 1 Acre Minimum (A-1-1)
East:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
South:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
West:	Controlled Development with Mobile-home - ½ Acre Minimum (W-2-M-½)
Existing Use:	Existing Single Family Residence
Surrounding Uses	
North:	Single Family Residence
South:	Single Family Residence
East:	Vacant Land

West: Single Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10 Acres	N/A
Proposed Church Building (Sqft.):	5,245 sqft.	N/A
Building Height (Feet):	19 feet	Not to exceed 50 feet
Proposed Minimum Lot Size:	5 Acres	Not less than 20,000 sqft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	H	Section 10.13 – Ord. 460

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Church Facility	5,245 sqft. (assembly area is 1,924 sqft.)	1 space/35 sqft. of net assembly area	57	62
TOTAL:	5,245 sqft.	Provide parking of 62 spaces, including 4 ADA and 3 EV spaces	57	62

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 117(street lighting), CSA 152
Special Flood Hazard Zone:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Moderate SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 40.82 miles from Mt. Palomar Observatory
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – Zone E, March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On May 8, 2017, the Applicant, Mounir Girguis, submitted Tentative Parcel Map No. 37293 which proposes a Schedule H subdivision of a 10 gross acre parcel to two 5 gross acre parcels. Additionally, the applicant also submitted Plot Plan No. 26257, which proposes the construction of a new 5,245 square-foot church and associated site improvements consisting of 62 parking stalls, asphalt paving, on-site walkways and landscaping, and fencing.

The church is proposed on 2.5 net acres of the Parcel 2. No additional structures or uses are proposed for the rear portion of the lot. The property owner's existing residence will remain located on the southern end of Parcel 1. The site is surrounded by rural residential uses to the north, south, and west; with vacant land to the east.

The interior layout of the proposed church will consist of a 1,924 square-foot sanctuary area that will accommodate 100 seats. In addition, the structure will also include a foyer, a kitchen, two offices, three classrooms, and restrooms.

Additional site improvements include 62 parking spaces (including 4 for ADA and 3 EV parking spaces), asphalt paving and striping. Landscaping is proposed throughout the site with fencing proposed along the project frontage of Kelly Lane. The project includes a septic onsite wastewater treatment system, a retention basin, and connections to other utilities.

Right-of-way improvements include the asphalt paving of the full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2.

The project was continued from the September 28, 2020 Director's Hearing due to late noticing in the newspaper. It was continued to the next Director's Hearing dated October 5, 2020.

General Plan Consistency

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Residential (R: RR). The land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.

Zoning Consistency

The project site is located within the W-2-M-½ Zone (Controlled Development Area with Mobile Homes). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, Temples, and other places of religious worship" as a permitted use, subject to a Plot Plan Approval. Staff has reviewed the proposed project and has identified that the project meets all of the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning. W-2-M is consistent with the R: RR land use designation, as it permits one family dwelling and other rural land uses.

The site is located within the March Air Reserve Base Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. This project was submitted to ALUC for review on December 14, 2017. The review revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. Conditions have been applied to the project to ensure compatibility with ALUC requirements.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 43023 (EA43023) the project will not have a significant effect on the environment beyond those addressed in the Initial Study. The IS and ND represent the independent

judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

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 subdivision and proposed project design has a General Plan Land Use Designation of Rural: Rural Residential (R: RR) located within the Mead Valley Area Plan. The tentative parcel map proposes to subdivide ten acres into two 5 acre parcels. Parcel 2 of the tentative parcel map proposes a church facility. The land use component allows for mixture of residential, commercial and community services such as churches and other community services.
2. The project site has a Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½), which is consistent with the Riverside County General Plan.
3. The proposed project use, a church, is consistent with Ordinance 348 (Land Use) and is allowed within the W-2-M-½ zone, subject to a Plot Plan approval.

Tentative Parcel Map Findings:

Tentative Parcel Map No. 37293 is a proposal to subdivide 10 acres into two lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. The County of Riverside General Planning Principal VI.1 provides that rural land use designations should be established that accommodate rural lifestyle generally within existing rural towns and rural residential neighborhoods. The project proposes a church use which accommodates a feature of the rural lifestyle. Additionally, County of Riverside General Plan Land Use Policy LU21.2 provides that development should have adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demand of the proposed land use. The application has been reviewed to ensure that adequate facilities are available.
2. The site of the proposed land division is physically suitable for the type of development and density, as the site is located in an area that is comprised of large lots, with dispersed single family residential uses. The proposed right-of-way improvements provide access from Kelly Lane and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The nearest body of water, Lake Perris, is over 6.50 miles to the east of the Project site. The project site is not within a Western Riverside County Multi-

Species Habitat Conservation Plan Cell Group or Number and does not have a blue-line stream running through it.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, in that the project site is not located on a Hazardous Waste Site or within a High Fire Hazard California Fire State Responsibility Area or Local Responsibility Area. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Kelly Lane resulting in unsafe conditions; in fact improvements to Kelly Lane will occur due to the proposed project.

5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map. Section 10.13.A.2 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:

- a. Streets: The full 32-foot width of Kelly Lane from the intersection of Brown Street to the entire project parcel of Parcel 2 and the installation of a new water line and other utilities to service the new church facility. Parcel 1 will also have road dedication.
- b. Street Improvement Plans: All streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the Project is Kelly Lane, which each will be improved a 32 foot width with asphalt pavement. Design parameters shall be in compliance with Ordinance Nos. 460 and 461, unless otherwise approved by the Director of Transportation.
- c. Other Improvements: Domestic water, fire protection facilities, electrical and communication facilities shall be as required. Domestic water, electrical, and communication facilities are existing and will be brought or provided to the proposed subdivision and entitlement project.
- d. Sewage Disposal: The proposed entitlement project is proposing sewage disposal system (an advanced treatment unit ATU system) with leach-lines and proposed expansion area.
- e. Agricultural Lands: The proposed subdivision and entitlement project are not located within an agricultural land.
- f. Exceptions: Certain exceptions that apply to parcel maps located entirely within a community services district/areas (CSA). The proposed parcel map is within a CSA No. 117 – Mead Valley Street Lighting. The proposed project is conditioned to meet CSA 117.

6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because project design will ensure there will be no conflict with providing accessibility.

7. The parcels shown on Tentative Parcel Map No. 37293 are consistent with the minimum size allowed by the project site's Zoning Classification of Controlled Development with Mobile-homes - ½ acre minimum (W-2-M-½)

As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

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 land use designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed church is compatible with the existing rural residential neighborhood since the facility is expected to serve the surrounding local residents. Additionally, the facility is compatible since the applicant has worked with staff to address site design and architectural compatibility concerns.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the church facility will not alter or affect the public health, safety, or welfare. The proposed church is located on the northern portion of Parcel 2 of TPM37293. The church includes site improvements that will safely accommodate 100 people. Site improvements include 62 parking spaces, advanced treatment unit (ATU) for sewage, and road improvements to Kelly Lane.
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 Parcel 1 of the proposed parcel map (TPM37293) has an existing residential dwelling that will remain on site and Parcel 2 would consist of a church facility with 100 people. Churches are allowed in many zones within Ordinance No. 348 and this church would provide services for local and surrounding patrons.
4. That plan for the proposed use shall consider 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 proposed church facility is conditioned to make road improvements on Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. The road would be widen to 32 feet. Topographical and drainage conditions would be addressed through the project design and layout of the church facility with internal gutters and the addition of a bio-retention basin for the church facility. Only the front 2.5 acres would be developed for the church facility with the remaining acreage undisturbed.
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 proposed church facility, including parking and other project details will be located on one parcel; Parcel 2 of proposed Tentative Parcel Map No. 37293.

Development Standards Findings:

Staff has reviewed the project per the development standards of the zone W-2-M-½. The proposed project is compatible with the provisions listed in Section 15.2, of the W-2 zone, of Ordinance No. 348:

- a. Height Requirements: One family dwelling shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to section 18.34 of this ordinance. In no event, however shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved. The height of the church is 19 feet and therefore meets the building height standards for the zone.
- b. Lot Size: Lot size shall not be less than 20,000 square feet, within a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. The project proposes the subdivision of 10 gross acres into two parcels that are five gross acres; with the proposed width and depth exceeding the zoning minimums. Additionally, the proposed church located on parcel 2 of the subdivision is established on a parcel that compliant with zone size and dimension requirements. Therefore, the lot size and dimensions meet the standards for the zone.
- c. Animals: Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. There are no animals proposed for this project, and currently there are no animals on this property. The development standard has been meet or does not apply for these proposed entitlements.
- d. Automobile storage: Automobile spaces shall be provided as required by section 18.12 of Ordinance No. 348. The proposed church facility, on Parcel 2, would provide 62 parking spaces, including 4 accessible spaces and 3 electrical vehicle spaces. The project meets to automobile storage or vehicle parking requirements for this zone and Ordinance No. 348.

Other Findings:

1. The project site is not located within a Criteria Cell Group or Number of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Perris sphere of influence. This project detail were provided to the City of Perris for review on May 25, 2017. No comments were received either in favor or opposition of the project from the city.
3. The project site is located within Zone E of the March Air Reserve Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 25, 2017. An Airport Land Use Commission Development Review Hearing was held on December 14, 2017. The ALUC Director found the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and their recommendations have been incorporated into the project conditions of approval.
4. Pursuant to State Law, on May 22, 2017, the County of Riverside conducted AB52 notifications to the Pechanga Band of Luiseño Mission Indians (Pechanga), the Soboba Band of Luiseno Indians (Soboba), the Pala Band of Mission Indians (Pala), the Morongo Band of Mission Indians (Morongo), the Rincon Band of Luiseño (Rincon), and the Agua Caliente Band of Cahuilla Indians (Cahuilla). Tribal consultation was requested by, and initiated with, Pala, Pechanga and Soboba tribes. Pala finally determined to defer to more local tribes in the area on May 25, 2017. Consultations and conditions were finalized with Pechanga and Soboba on November 20, 2018. Conditions developed during the AB52 process have been incorporated in the project.

5. The project site is located within Zone B, approximately 40.82 miles from 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.
6. 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 \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite 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.

Fire Findings:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the subdivision and church facility through Riverside County Fire Department. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. The project proposes a 5,245 sqft. church facility, therefore, in all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification, pursuant to section 903.2 of Ordinance No. 787.
- d. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is designated as a moderate fire hazard severity zone.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, 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.

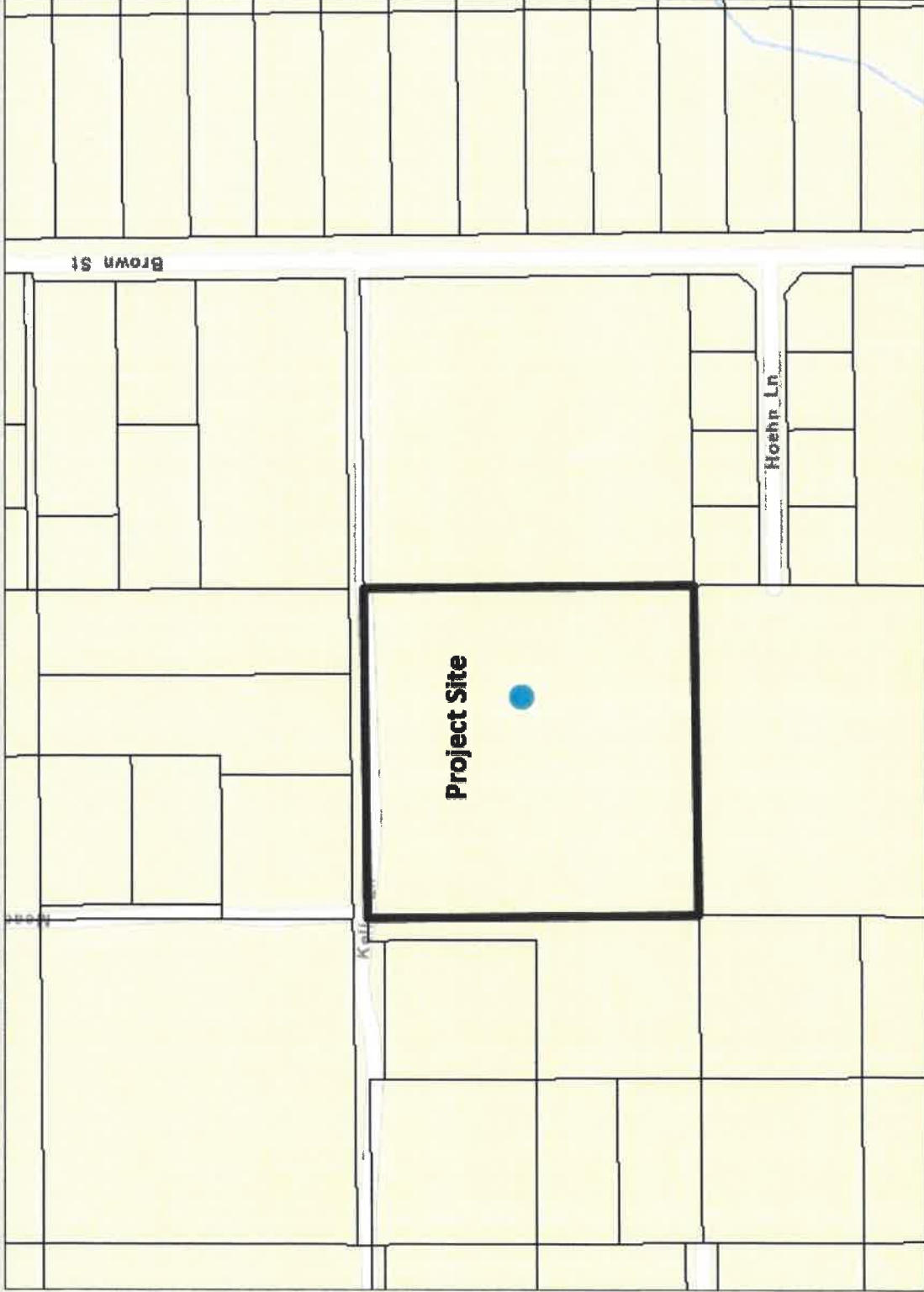
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. 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 not received written communication who indicated support/opposition to the proposed project. A couple phone calls received from the public inquired about what the project was.

APPEAL INFORMATION

The Director’s Hearing decision may be appealed to the Planning Commission. 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 mailing of the Planning Director’s decision.

TPM37293 & PP26257 Vicinity Map



Legend

- Parcels
- Blueline Streams
- ⋯ City Areas
- World Street Map

Notes

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0 376 752 Feet

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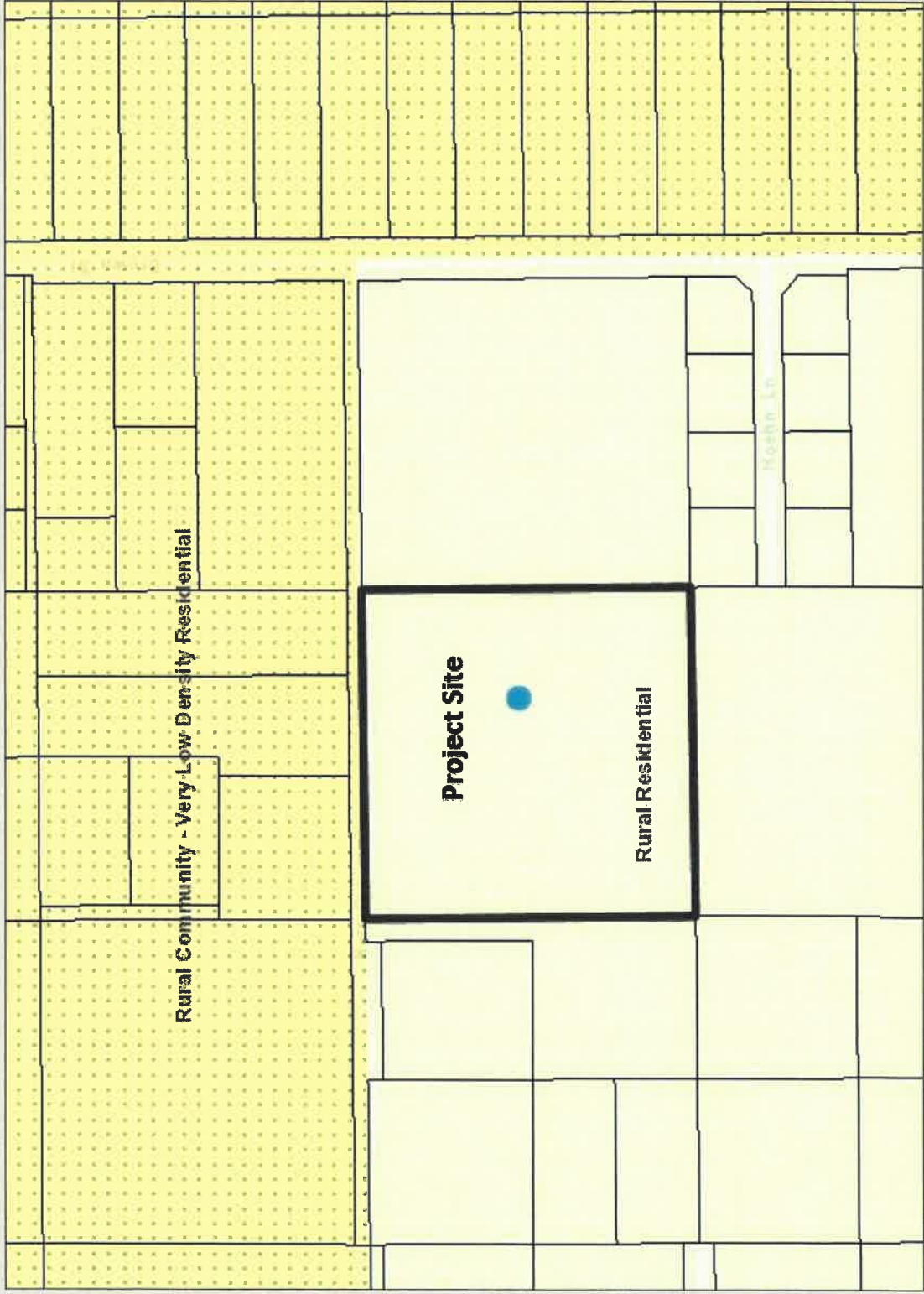
TPM37293 & PP26257

General Plan Map



Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation



Notes

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TPM37293 & PP26257 Zoning Map



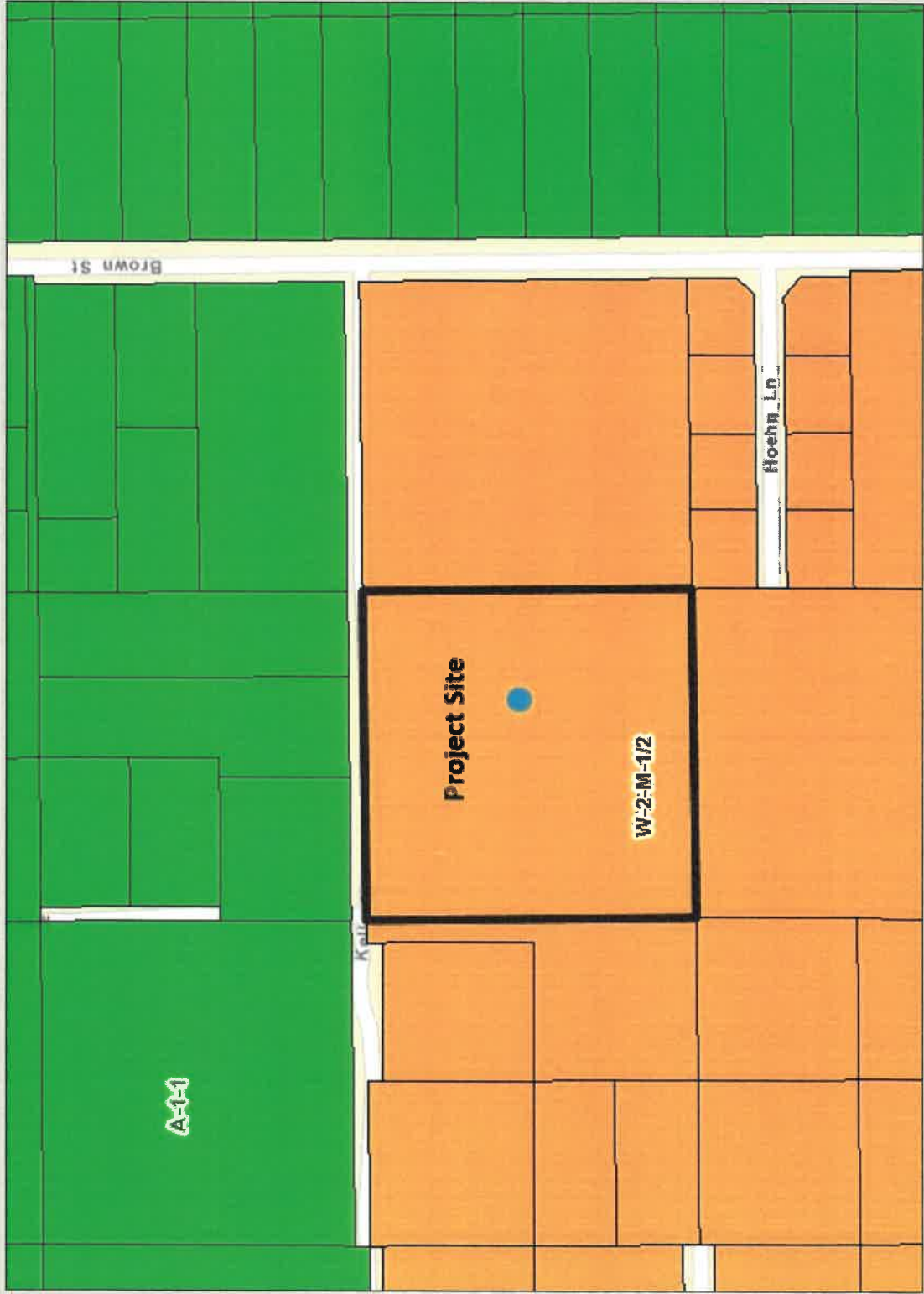
Legend

Parcels

Zoning

OTHER ZONING

	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10



Notes

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TPM37293 & PP26257

Land Use Map



Legend

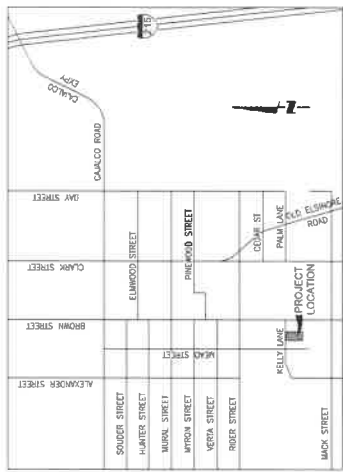
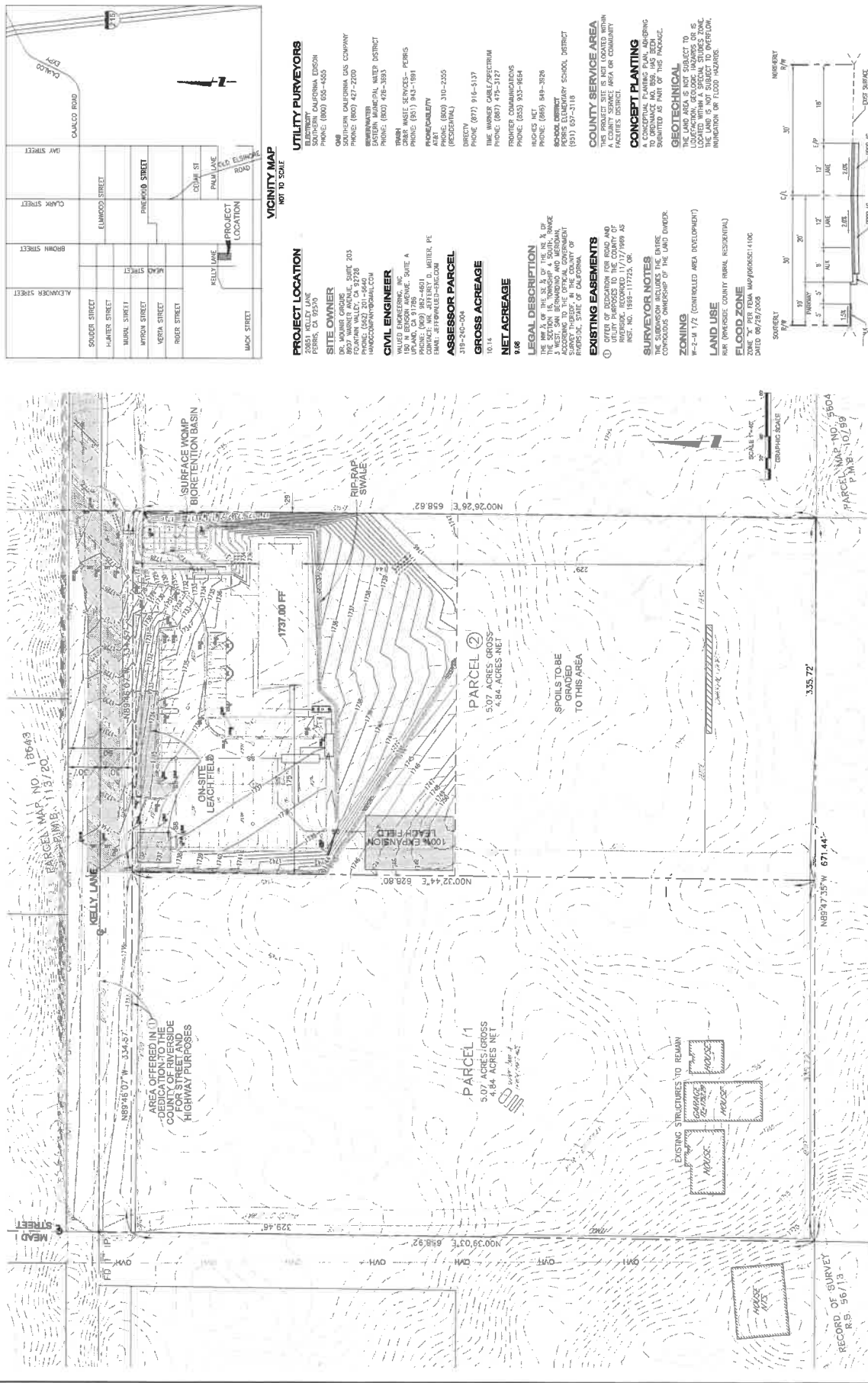
- Parcels
- Blueline Streams
- ⋮ City Areas
- World Street Map

Notes

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TENTATIVE PARCEL MAP NO. 37293



PROJECT LOCATION
 PROJECT LOCATION
 PROJECT LOCATION

UTILITY PURVEYORS
 SOUTHERN CALIFORNIA Edison
 PHONE: (800) 655-4555
 SOUTHERN CALIFORNIA GAS COMPANY
 PHONE: (800) 427-2200
 EASTERN MUNICIPAL WATER DISTRICT
 PHONE: (800) 498-3893
 TARRANT WATER SERVICES - PERRIS
 PHONE: (951) 842-1881
 FERRIS WATER SERVICES
 PHONE: (951) 310-2255
 RIVERSIDE WATER
 PHONE: (951) 916-9137
 THE WATER CABLE CORPORATION
 PHONE: (951) 479-3127
 PROVIDER COMMUNICATIONS
 PHONE: (951) 933-8684
 ROGERS NET
 PHONE: (951) 949-3828
 SCHOOL DISTRICT
 PHONE: (951) 933-8684
 COUNTY SERVICE AREA
 THIS PROJECT SITE IS NOT LOCATED WITHIN
 ANY OF THE JURISDICTIONS OF THE
 FACILITIES DISTRICT,
 COUNTY SERVICE AREA

CONCEPT PLANNING
 TO OBTAIN MAP NO. 37293 HAS BEEN
 APPROVED AS PART OF THIS PARCEL.
GEOTECHNICAL
 A CONCEPTUAL PLANNING PLAN, SUBJECT
 TO OBTAIN MAP NO. 37293 HAS BEEN
 APPROVED AS PART OF THIS PARCEL.
LEGAL DESCRIPTION
 THE AREA OF THE S.E. 1/4 OF THE N.E. 1/4 OF
 SECTION 16, TOWNSHIP 34 NORTH AND RANGE
 3 WEST, SAN BERNARDINO AND MERIDIAN
 SOUTH 7TH PRINCIPAL, IN THE COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA.

EXISTING EASEMENTS
 OFFER OF EASEMENT FOR ROAD AND
 UTILITY RIGHTS OF WAY FOR THE PROJECT
 RIGHTS RESERVED 11/17/2009 TO
 INST. NO. 1888-11725, OR.

LAND USE
 RR (RIVERSIDE COUNTY RURAL RESIDENTIAL)
FLOOD ZONE
 ZONE "X" PER FEMA MAP 60585C14100
 DATED 06/25/2005



PROJECT LOCATION
 PROJECT LOCATION
 PROJECT LOCATION

SITE OWNER
 DR. MONIKA GORDON
 8937 MARINE AVENUE, SUITE 203
 PERRIS, CA 92570
 PHONE: (951) 201-4640
 INFO@MONIKAGORDON.COM

CIVIL ENGINEER
 VALUED ENGINEERING, INC.
 13300 VALLEY BLVD., SUITE A
 UPLAND, CA 91786
 PHONE: (909) 982-4601
 FAX: (909) 982-4601
 EMAIL: INFO@VALUED-ENGINEERING.COM

ASSESSOR PARCEL
 318-240-004

GROSS ACREAGE
 10.14

NET ACREAGE
 9.08

LEGAL DESCRIPTION
 THE AREA OF THE S.E. 1/4 OF THE N.E. 1/4 OF
 SECTION 16, TOWNSHIP 34 NORTH AND RANGE
 3 WEST, SAN BERNARDINO AND MERIDIAN
 SOUTH 7TH PRINCIPAL, IN THE COUNTY OF
 RIVERSIDE, STATE OF CALIFORNIA.

SURVEYOR NOTES
 THE SUBMISSION INCLUDES THE ENRBE
 CONFORMS WITH THE REQUIREMENTS OF THE
 INST. NO. 1888-11725, OR.

ZONING
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LAND USE
 RR (RIVERSIDE COUNTY RURAL RESIDENTIAL)
FLOOD ZONE
 ZONE "X" PER FEMA MAP 60585C14100
 DATED 06/25/2005

VALUED ENGINEERING, INC.
 890 N. HUNTER AVE., STE. C122, UPLAND, CA 91786
 PHONE: (909) 982-4601

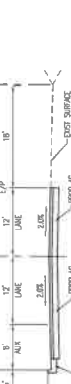
UTILITY PURVEYORS
 SOUTHERN CALIFORNIA Edison
 PHONE: (800) 655-4555
 SOUTHERN CALIFORNIA GAS COMPANY
 PHONE: (800) 427-2200
 EASTERN MUNICIPAL WATER DISTRICT
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 PHONE: (951) 933-8684
 ROGERS NET
 PHONE: (951) 949-3828
 SCHOOL DISTRICT
 PHONE: (951) 933-8684
 COUNTY SERVICE AREA
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GEOTECHNICAL
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 SOUTH 7TH PRINCIPAL, IN THE COUNTY OF
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SURVEYOR NOTES
 THE SUBMISSION INCLUDES THE ENRBE
 CONFORMS WITH THE REQUIREMENTS OF THE
 INST. NO. 1888-11725, OR.

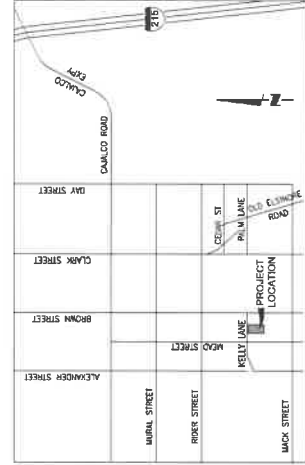
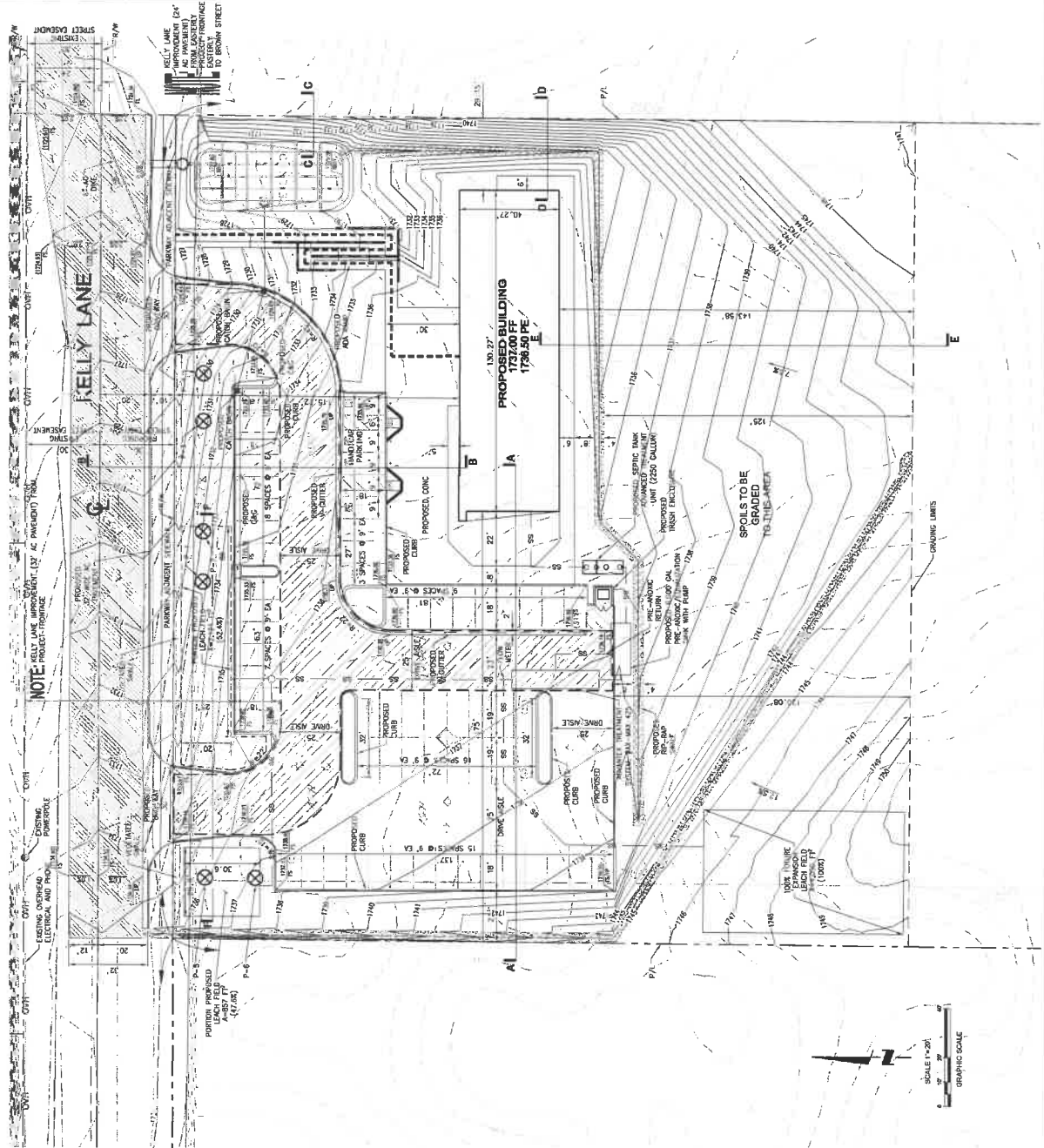
LAND USE
 RR (RIVERSIDE COUNTY RURAL RESIDENTIAL)
FLOOD ZONE
 ZONE "X" PER FEMA MAP 60585C14100
 DATED 06/25/2005



PARCEL MAP NO. 37293
EXHIBIT: Sch. H Parcel Map
PLANNER: T. Wheeler
DATE: October 5, 2020



GRADING PLOT PLAN 26257



PROJECT LOCATION
2054 KELLY LANE
PERRIS, CA 92570

ASSESSOR PARCEL
319-240-04

SITE OWNER
DR. ADAM GROSS, SITE 203
FOUNTAIN VALLEY, CA 92728
PHONE: (927) 201-8640
ADAMGROSS@ATTOL.COM

CIVIL ENGINEER
VALUED ENGINEERING, INC. SITE CIVIL
UPLAND, CA 91786
PHONE: (951) 310-2855
CONTACT: DR. ADAM GROSS
EMAIL: JEFF@VALUED-ENG.COM

ARCHITECT
MULLOCK ASSOCIATES, INC. WILMABLD, SUITE 106
OAKLAND, CA 94612
PHONE: (415) 553-7777
MULLOCK@MULLOCKASSOCIATES.COM
EMAIL: AM@MULLOCKASSOCIATES.COM

UTILITY PURVEYORS
ELECTRICITY
SOUTHERN CALIFORNIA Edison
PHONE: (951) 650-4625
NATURAL GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (800) 437-2800
SEWER/WATER
EASTERN MICHIGAN WATER DISTRICT
PATERSON, NJ
PHONE: (974) 452-3885
TRASH/WASTE SERVICES - PERRIS
EART WASTE SERVICES - PERRIS
PHONE: (951) 913-1891
IRIGUI/CANALIZ
2200 S. 10TH AVENUE
PERRIS, CA 92506
PHONE: (951) 310-2855
DRIVEWAY
PHONE: (977) 919-5137
THE WARNER CABLE/SPELIRIUM
OWEN, CA 91761
PHONE: (951) 475-3127
FRONTIER COMMUNICATIONS
PHONE: (951) 333-3888
RENCHER NET
PHONE: (951) 649-3525

NOTE
SURVEY AND TESTS WERE PERFORMED BY ARDMAN GEOTECHNICAL, INC. LATEST TESTS WERE PERFORMED ON 10/10/18 AND 10/11/18. SURVEY WAS DATED DECEMBER 3, 2018.

FEMA FLOOD ZONE
ZONE "X" FFP MAP NO. 0805014106

SITE GRADING NOTE
THE SOILS RECONSTRUCTION ENGINEER'S REPORT AND CONSTRUCTION OF THE ON-SITE SERVICE DISPOSAL SYSTEM.

GRID	DATE	BY	REVISION
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS

GRID	DATE	BY	REVISION
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS

GRID	DATE	BY	REVISION
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301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS

GRID	DATE	BY	REVISION
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS
301011	10/11/18	DIVYASHANKAR	ISSUE FOR PERMITS

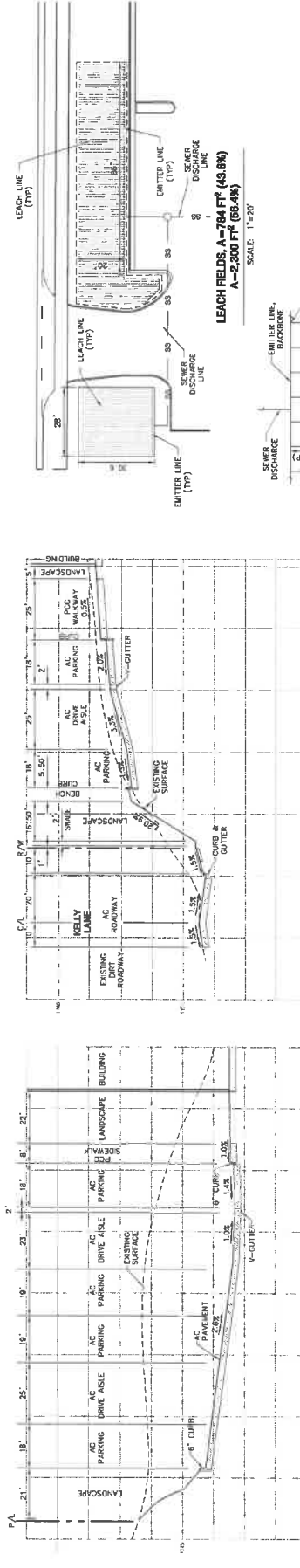


The Gathering Place

KELLY LANE & MEAD STREET
PERRIS, CALIFORNIA

MASTER PLAN FOR:

DATE	05/13/2019	PROJECT	
REVISION			
DESIGNED BY			
CHECKED BY			
APPROVED BY			
DATE	OCT 13, 2019	PRINT DATE	

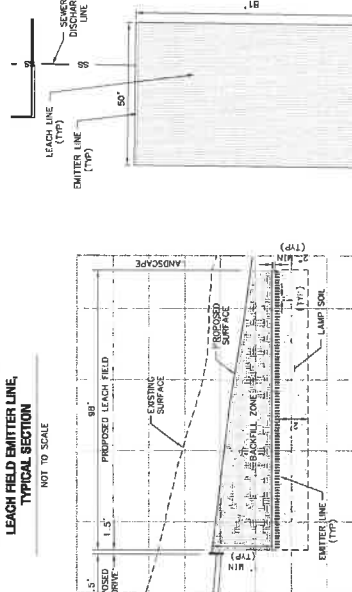


SECTION A-A
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT

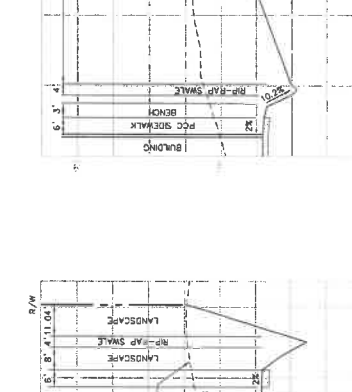
SECTION B-B
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT

SECTION C-C
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT

SECTION D-D
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT



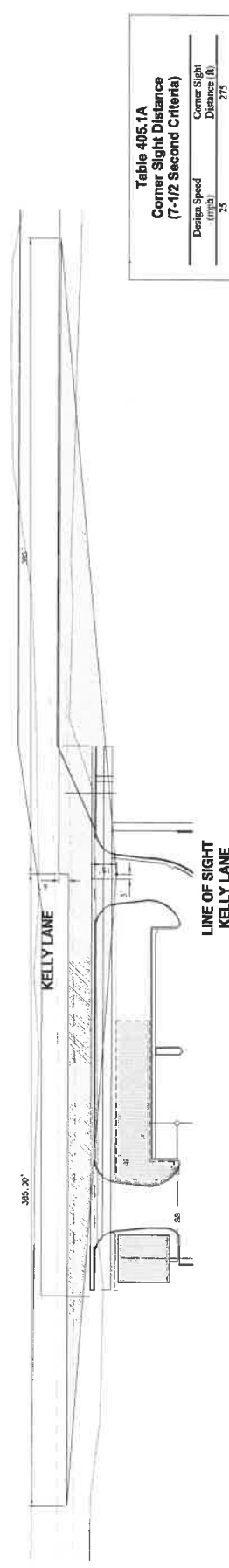
LEACH FIELD Emitter LINE, TYPICAL SECTION
 NOT TO SCALE



SECTION E-E
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT



SECTION F-F
 SCALE: 1"=20' HORIZ
 SCALE: 1"=2' VERT

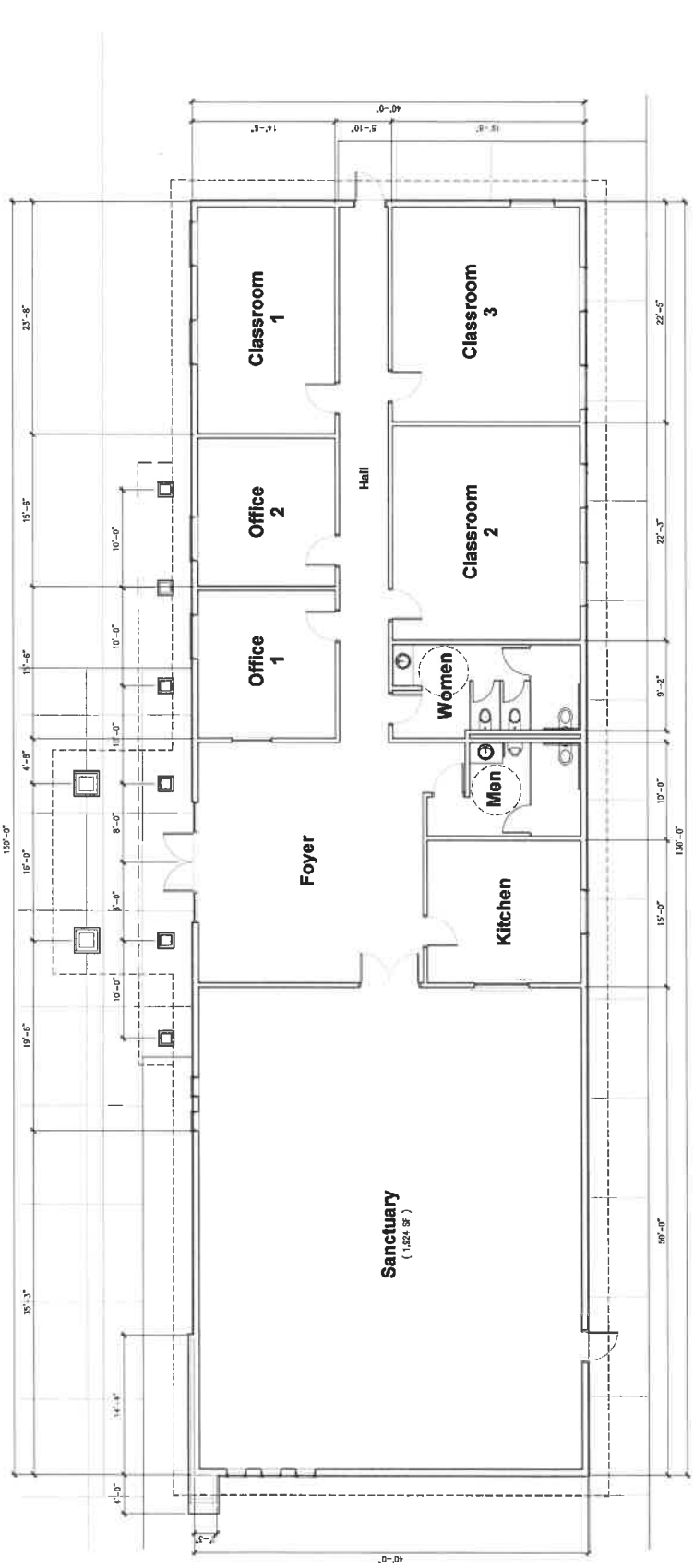


**Table 405.1A
 Corner Sight Distance
 (7-1/2 Second Criteria)**

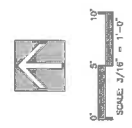
Design Speed (mph)	Corner Sight Distance (ft)
25	275
30	335
35	400
40	460
45	520
50	580
55	640
60	700
65	760
70	820

ALL SIGHT RESTRICTIONS TO BE CLEARED WITHIN SIGHT TRIANGLE. ANY OBJECTS (I.E. LANDSCAPING, WALLS, STRUCTURES) WITHIN THE SIGHT TRIANGLE SHOULD NOT BE OVER 30 INCHES IN HEIGHT ABOVE THE ADJACENT CURB WITH THE SIGHT TRIANGLE.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-11-18	REV. PLAN		
2	1-21-20	LAND PERM.		
3		SUBMITTAL		
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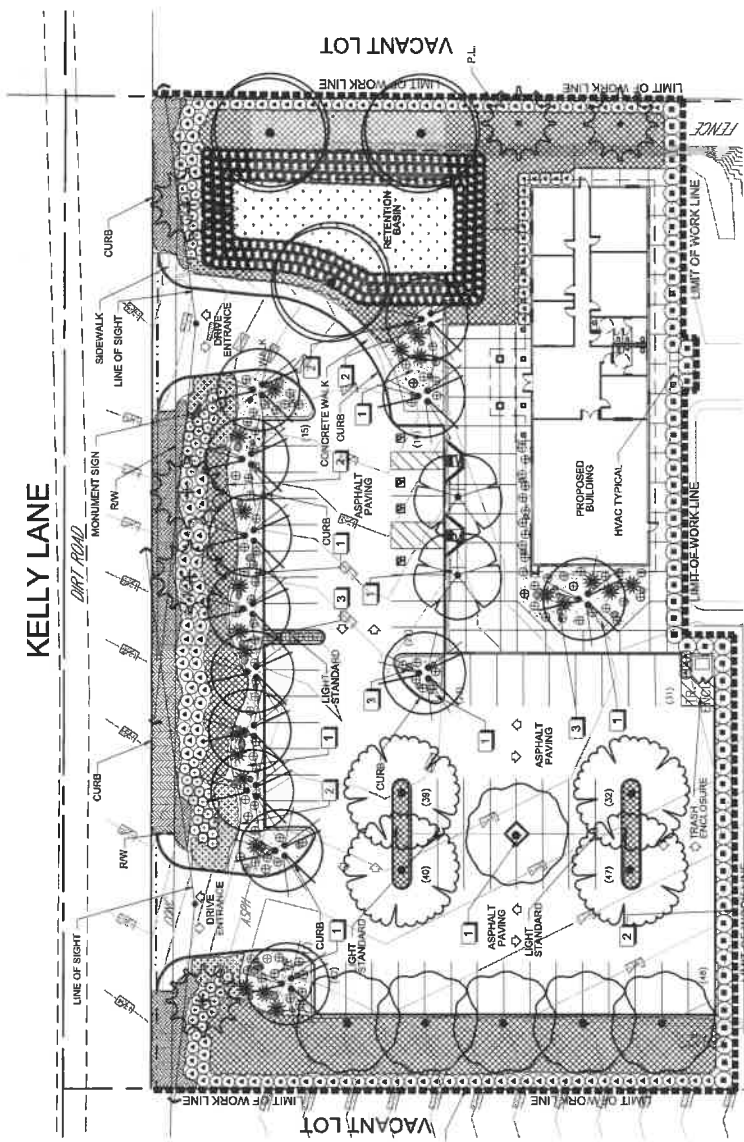


Floor Plan
 FLOOR AREA = 5,245 SF




 CASE: PP26257
 EXHIBIT C: Floor Plan
 PLANNER: T. Wheeler
 DATE: October 5, 2020

KELLY LANE



NOTES

- ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
- NOTE: CONTRACTOR TO INSTALL CONCRETE MONOCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
- NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.
- TREES SHALL BE STAKED WITH 3/4" STAKES AND 6" TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 7/8" DIAMETER STAKES IN HIGH WIND AREAS.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNEID INTO THE 6" WIDE CURB.
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS & SPECIFICATIONS:
 1. LIGHT COMMERCIAL
 2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 3. RAIN SENSING DEVICE
 4. ANTI-DRAIN CHECK VALVES
 5. PRESSURE REGULATOR (IF NEEDED)
 6. HYDROZONES WILL BE PROPERLY DESIGNATED
 7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
 8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH
 9. ALL ABOVE GRADE UTILITIES MUST BE SCREENED WITH APPROPRIATE SHRUBS.
 10. ALL PLANT MATERIAL MUST BE PROTECTED BY A CURB 6" HIGH AND PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

SHREDDED MULCH NOTE

ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AND ANY UNPLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM EARTHWORKS (951) 795-2680.

IRRIGATION CONCEPT STATEMENT

IRRIGATION TO BE A COMBINATION OF DRIP ROTATORS AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND RUNOFF. AN ET-BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB181 RIVERSIDE COUNTY ORDINANCE NO. 898.3. AND IRRIGATION PLANS CONFORM TO STATEMENT OF COMPLIANCE

Prior to project construction, I agree to submit a complete Landscape Construction Ordinance 146, including on-site parking and shading requirements, the Conditions of Approval, and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Brett K. French - Landscape Architect

MAINTENANCE NOTE

THIS PROPERTY FOR BOTH ON-SITE AND OFF-SITE (ROW) WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY I.E. THE GATHERING PLACE

TREE LEGEND

TREES	BOTANICAL NAME / COMMON NAME	COST	HEIGHTS	QTY
	Castanum / Chestnut / Thickstem Oak Verde	24" Box	Low	13
	Koelreuteria bipinnata / Chinese Paper Tree - Shaded	24" Box	Med	2
	Phaseolus vulgaris / Alfalfa Tree	15 gal	Low	2
	Phaseolus vulgaris / Alfalfa Tree	24" Box	Low	4
	Phaseolus vulgaris / Alfalfa Tree	24" Box	Med	4
	Phaseolus vulgaris / Alfalfa Tree	15 gal	Med	3
	Phaseolus vulgaris / Alfalfa Tree	15 gal	Low	6

CONCEPT PLANT SCHEDULE

- LARGE SCENE SHRUBS - 5 GAL. LOW WATER**
 - Agave americana / Century Plant - Space 6' o.c.
 - Dasylirion wheeleri / Gey Imperial - Space 5' o.c.
- LARGE SCENE TOWERING SHRUBS - 5 GAL. LOW WATER**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
 - Artemisia tridentata / Silver Cholla - Space 8' o.c.
- SMALL SCENE SHRUBS - 1.5 GAL. MED WATER**
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
 - Artemisia tridentata / Silver Cholla - Space 8' o.c.
 - Artemisia tridentata / Silver Cholla - Space 9' o.c.
 - Artemisia tridentata / Silver Cholla - Space 10' o.c.
 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.
- SMALL SCENE SHRUBS - 5 GAL. LOW WATER**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
 - Artemisia tridentata / Silver Cholla - Space 8' o.c.
 - Artemisia tridentata / Silver Cholla - Space 9' o.c.
 - Artemisia tridentata / Silver Cholla - Space 10' o.c.
 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.
- SMALL SCENE PERENNIALS - 5 GAL. LOW WATER**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
 - Artemisia tridentata / Silver Cholla - Space 8' o.c.
 - Artemisia tridentata / Silver Cholla - Space 9' o.c.
 - Artemisia tridentata / Silver Cholla - Space 10' o.c.
 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.
- WORM GRASSES - MEDIUM WATER - 1.5 GAL.**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
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 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.
- WORM GRASSES - MEDIUM WATER - 5 GAL.**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
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 - Artemisia tridentata / Silver Cholla - Space 9' o.c.
 - Artemisia tridentata / Silver Cholla - Space 10' o.c.
 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.
- WORM GRASSES - MEDIUM WATER - 10 GAL.**
 - Artemisia tridentata / Silver Cholla - Space 3' o.c.
 - Artemisia tridentata / Silver Cholla - Space 4' o.c.
 - Artemisia tridentata / Silver Cholla - Space 5' o.c.
 - Artemisia tridentata / Silver Cholla - Space 6' o.c.
 - Artemisia tridentata / Silver Cholla - Space 7' o.c.
 - Artemisia tridentata / Silver Cholla - Space 8' o.c.
 - Artemisia tridentata / Silver Cholla - Space 9' o.c.
 - Artemisia tridentata / Silver Cholla - Space 10' o.c.
 - Artemisia tridentata / Silver Cholla - Space 11' o.c.
 - Artemisia tridentata / Silver Cholla - Space 12' o.c.

EnviroTons
LANDSCAPE ARCHITECTURE
1555 S. HAVENWAY, SUITE 100
SANTA ANA, CALIFORNIA 92705
TEL: 714.961.7777

Matlock Associates
ARCHITECTURE DESIGN/BUILD
1818 E. HOLT BLVD., STE. 105
SANTA ANA, CA 92705
TEL: 714.961.7777

THE GATHERING PLACE
PROPOSED IMPROVEMENTS FOR:
KELLY LANE
SANTA ANA, CALIFORNIA

NO.	DATE	DESCRIPTION
1	10/11/17	ISSUED FOR PERMITS
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PRELIMINARY LANDSCAPE PLAN
L-1
NORTH
0 20 40 60 80 feet
1" = 20'

DATE	10.13.17
DRAWN BY	
REVISIONS	
APPROVED BY	
PROJECT NO.	
SHEET NO.	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	HYDROZONE 1 - DRIP IRRIGATION - TREES, SHRUBS & GROUND COVER/LOW WATER USE	6,377 sf
[Symbol]	HYDROZONE 2 - DRIP IRRIGATION - TREES, SHRUBS & GROUND COVER-MED WATER USE	1,874 sf
[Symbol]	HYDROZONE 3 - OVERHEAD SPRINK - TREES, SHRUBS & GROUND COVER-LOW WATER USE	9,712 sf
[Symbol]	HYDROZONE 4 - OVERHEAD SPRINK - TREES & WOMP BASIN, MED WATER USE	4,546 sf
[Symbol]	HYDROZONE 5 - BUBBLERS - GRAVEL WITH TREES & SHRUBS - VERY LOW WATER USE	4,382 sf

Riverside County Ordinance 930 Landscape Water Use Calculations
Project Type: Commercial
e43 ETV-advance

Applied to use step down means in well that indicate a selection to describe each hydrozone. Where "NET" is shown, applicant to verify project specific information. Please use the embedded formulas will reflect as "Net" or as an error unit selections are completed.

1 Maximum Annual Water Allowance (MAWA)
 NET/Net HML ETV for the area = $\frac{20,987}{28,252} = 0.743$
 MAWA = $26,469 \times 0.743 = 19,666$ gal 1 yr

2 Estimated Annual Water Use (EAWU)

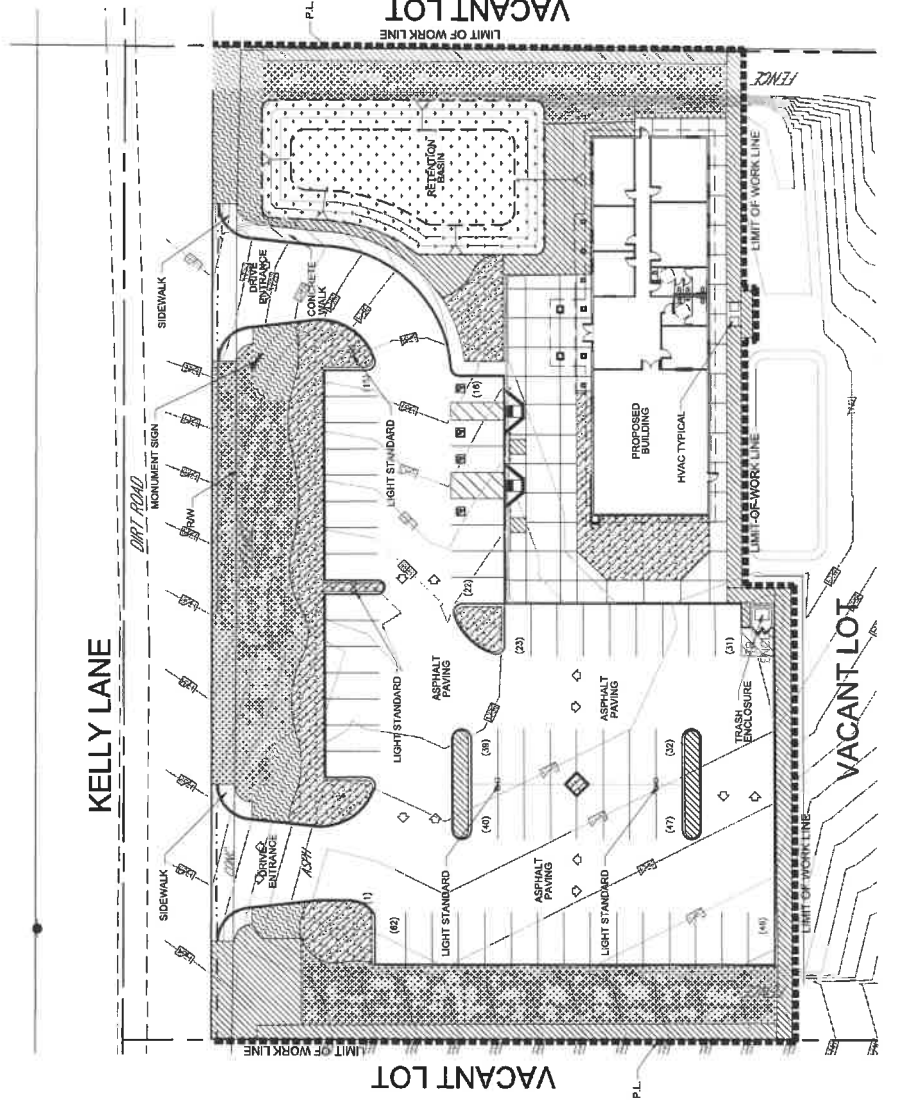
Hydrozone #	Plant Factor	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #1	Plant Factor = 0.2	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #2	Plant Factor = 0.5	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #3	Plant Factor = 0.2	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #4	Plant Factor = 0.5	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #5	Plant Factor = 0.2	Plant Factor = 0.2	Plant Factor = 0.5	Plant Factor = 0.8	Plant Factor = 1.0	Plant Factor = 1.2	Plant Factor = 1.5	Plant Factor = 2.0	Plant Factor = 3.0	Plant Factor = 4.0	Plant Factor = 5.0	Plant Factor = 6.0	Plant Factor = 8.0	Plant Factor = 10.0	Plant Factor = 12.0	Plant Factor = 15.0	Plant Factor = 20.0	Plant Factor = 30.0	Plant Factor = 40.0	Plant Factor = 50.0	Plant Factor = 60.0	Plant Factor = 80.0	Plant Factor = 100.0
Hydrozone #6	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0	Plant Factor = 0

NET/Net HML ETV for the area = $\frac{20,987}{28,252} = 0.743$
 MAWA = $26,469 \times 0.743 = 19,666$ gal 1 yr

Net/Net HML ETV for the area = $\frac{44,855}{53,850} = 0.833$
 MAWA - EAWU = $41,250 - 41,250 = 0$ gal 1 yr
 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 8%

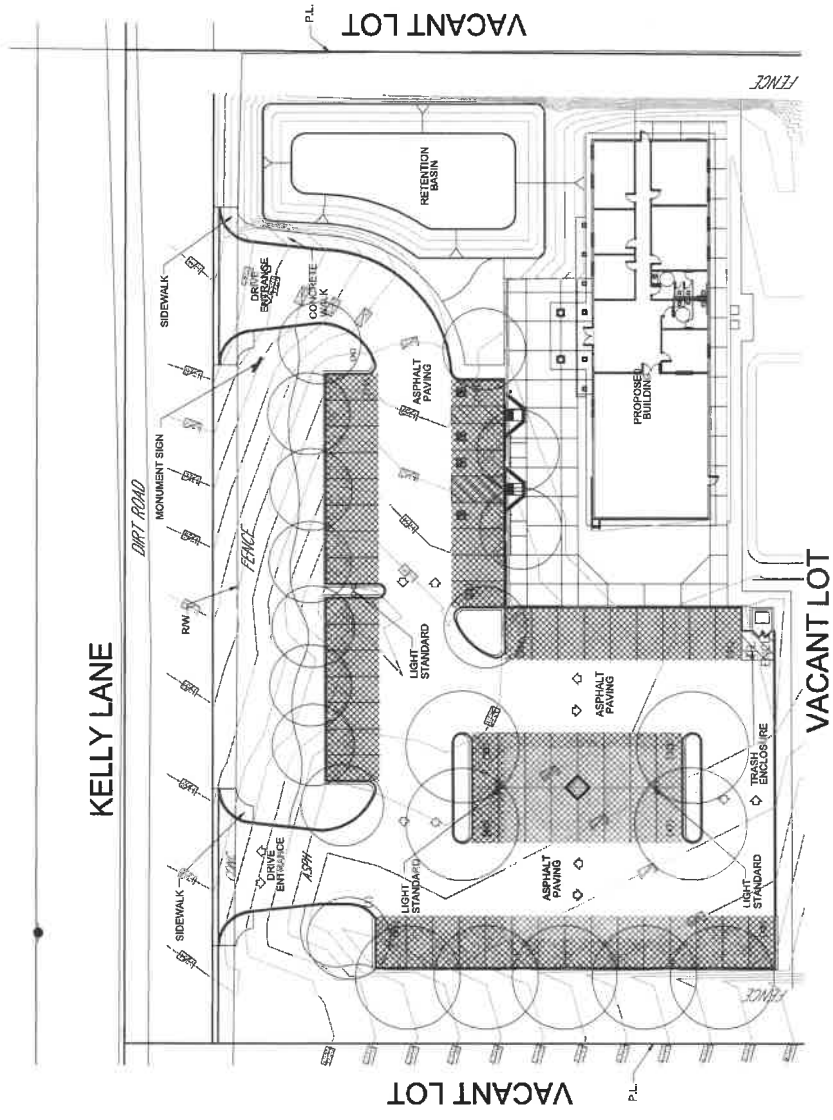
* There are not required to be listed as a separate hydrozone if unnecessary to plant with plants of the usual or higher plant factor, and lot area is already included in calculation.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	SIZ.
	PARKING LOT SHADE	10,456 s.f.
	TREE SHADE	5,894 s.f.

SHADE TABULATION
 Parking area = 10,456 s.f.
 Shade provided = 5,894 s.f.
 by trees in parking area
 Percentage of parking area
 shaded by trees = 56%



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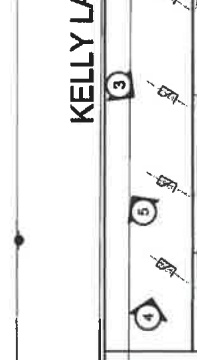
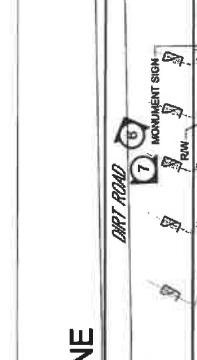
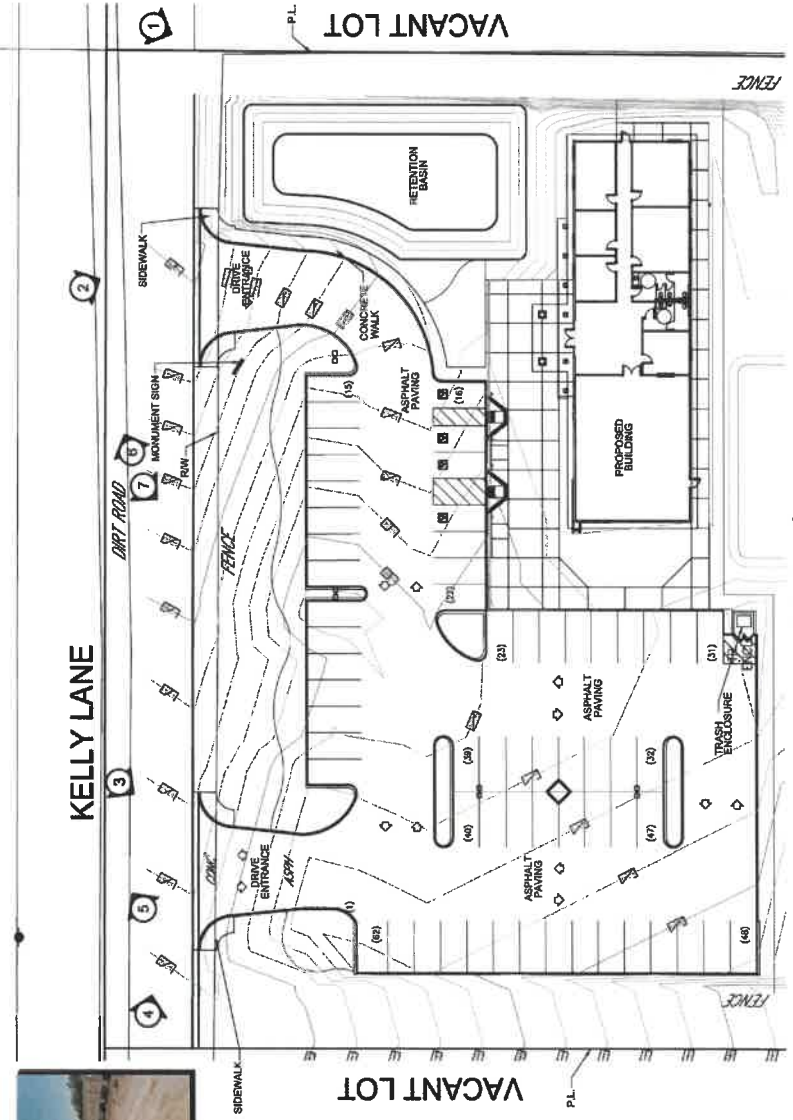
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PROPOSED IMPROVEMENTS FOR:
THE GATHERING PLACE
KELLY LANE & LEAD STREET
PESQUERA, CALIFORNIA

Enviyons
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Outdoor
Environments
1710 S. Highway 166 # 100, Chico, CA 95926
Tel: (530) 894-4443 Fax: (530) 894-2446



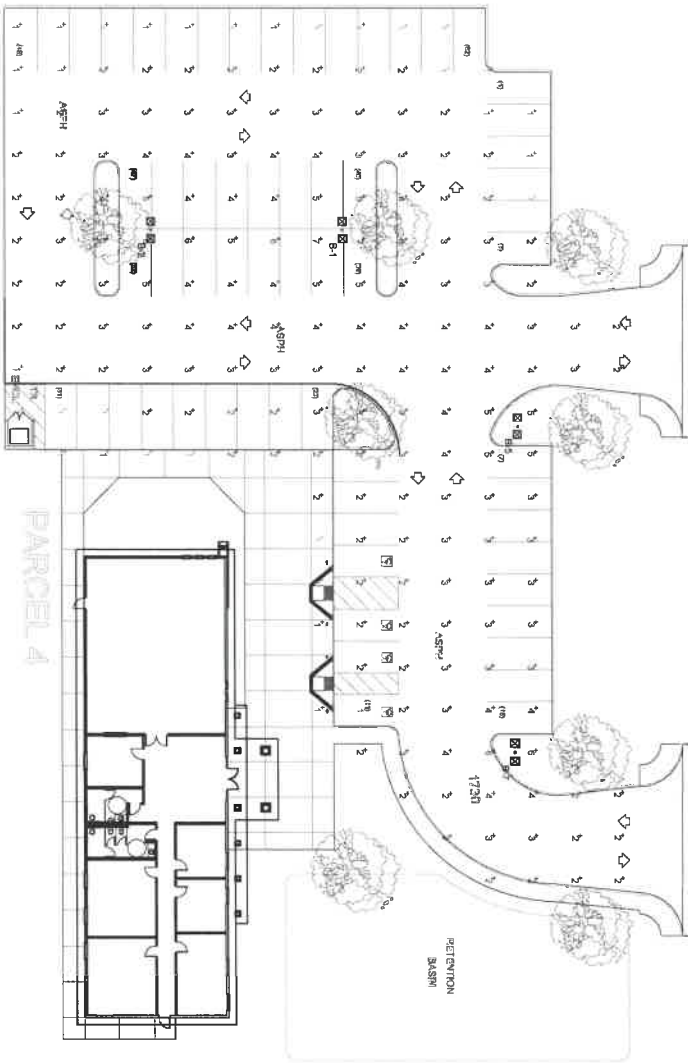
Mallock Associates
ARCHITECTURE DESIGN/BUILD
1614 E. HOYT BLVD., STE. 106
OAKLAND, CA 94612
TEL: (916) 833-7777



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CASE: PP26257
 EXHIBIT P: Photometric Plan
 PLANNER: T. Wheeler
 DATE: October 5, 2020



Photometric Site Plan



Statistics

Component	Area	Perimeter	Volume	Height
A	1	35	715	115
B	1	35	715	115

Light Fixture Schedule

Symbol	Label	Height	Quantity	Manufacturer	Model Number	Dimensions	Light Type	Number	Power	Lumen Per Fixture	Watts
A	A	0	0	LED	NO. LED. 200. 20. 40	NO. LED. 200. 20. 40	LED	1	200	150	150
B	B	4	4	LED	NO. LED. 200. 20. 40	NO. LED. 200. 20. 40	LED	1	200	150	150

PH1
 PHOTOMETRIC
 SITE PLAN

MASTER PLAN FOR:
The Gathering Place
 20551 KELLY LANE
 PERRIS, CALIFORNIA

**matlock
 associates**
 ARCHITECTURE • DESIGN / BUILD
 1614 E. HOLT BLVD. STE. 100
 CHINO, CA 91710 909-988-2222



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: TPM37293 / PP26257 / EA43023

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: August 20, 2020

Applicant/Project Sponsor: Mounir Girgus Date Submitted: May 8, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: October 5, 2020

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43023 ZCFG06393

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: 43023

Project Case Type (s) and Number(s): Tentative Parcel Map No. 37293 and Plot Plan No. 26257

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Tim Wheeler, Urban Regional Planner IV

Telephone Number: 951-955-6060

Applicant's Name: Mounir Girgus

Applicant's Address: 8907 Warner Avenue, Suite 203, Fountain Valley, CA 92728

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

The above is herein after referred to as "the project or Project".

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

B. Total Project Area: 10.00 acres

Residential Acres: 5.00	Lots: 1	Units: 1, existing dwelling	Projected No. of Residents:
Commercial Acres: 5.00	Lots: 1	Sq. Ft. of Bldg. Area: 5,245	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 319-240-004

Street References: North of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. The project site has an address of 20851 Kelly Lane. This is for the existing dwelling on the existing 10 acres.

D. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located in the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the $\frac{1}{4}$ of Section 16, Township 4, Range 3 West, San Bernardino Meridian, according to the official government survey thereof in the County of Riverside, State of California, and within the USGS Quad, Steele Peak.

E. Brief description of the existing environmental setting of the project site and its surroundings: Overall, the Project is located in the Mead Valley planning area which contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. The Mead Valley planning area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary. The project is not within a observation area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

Specifically, the Project is situated within a 10-acre not vacant parcel to be subdivided into two, 5-acre parcels. Development will occur on a 2.5 net acres of a 5 acre parcel. The surrounding land contains vacant land with rural residential uses to the north, south, east, and west. The property owner's existing private residence is directly to the southwest of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site is consistent with the current zoning of W-2-M-1/2 zone. Per Section 15.300 of Ordinance No. 348, all uses permitted in the W-2 Zone are permitted on the site. Churches are permitted on the site with an approved Plot Plan.
2. **Circulation:** The proposed Project is not in a Circulation Element Right-of Way. The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project is not in a Multipurpose Open Space area. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not within the 100 year flood plain and therefore is not subject to flood management review.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The Proposed Project does not propose housing or impact the Housing Element Policies.
7. **Air Quality:** The proposed Project will control any fugitive dust during grading and construction activities and shall adhere to SCQAMD standards. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project is consistent with the Healthy Communities Element as it will offer a place for local events in a rural area.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural: Rural Residential (R: RR)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Rural and Rural Community

3. **Land Use Designation(s):** Rural: Rural Residential (R: RR) to the east, west, and south and Rural Community: Very Low Density Residential (RC: VLDR) to the north.

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Controlled Development Areas with Mobile Homes – ½ Acre Minimum (W-2-M-1/2)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Controlled Development Areas with Mobile Homes – ½ acre Minimum (W-2-M-1/2) to the east, west, and south. Light Agriculture – 1 Acre Minimum (A-1-1) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

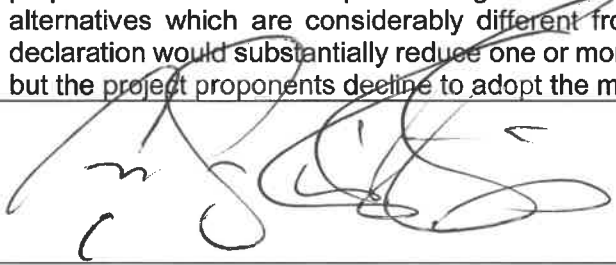
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

August 20, 2020

Date

Tim Wheeler
Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The project is not adjacent to a scenic highway or scenic highway corridor as designated by the County or State, or found eligible by the County or State. The closest Scenic Highways are: the eastern portion of El Sobrante Road which surrounds Lake Matthews (County-Eligible; approximately 6 miles northwest of the Project); and Highway 74 near interstate 215 (County- Eligible; approximately 9 miles to the southeasterly of the Project). The Project site cannot be viewed from these scenic highways. Therefore, there will be no impacts. There will be no impacts.

b) The Project will not damage scenic resources or obstruct any prominent scenic vistas or view open to the public or create any aesthetically offensive view. The church building is designed consistent with a color scheme of earth tone colors and will provide building setbacks and landscaping that will reduce visual impacts along adjoining Kelly Lane. Impacts will be less than significant.

c) The Project is located in a non-urbanized area but will not substantially degrade the existing visual character or quality of public views of the site and is surroundings. The building is designed consistent

with a color scheme of earth tone colors and will provide building setbacks and landscaping that will be consistent with the rural nature of the area. Impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to the GIS database, the project site is located approximately forty miles northwest of the Mt Palomar Observatory. The Project is located in Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Projects within Zone B must adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory. The project has designated five, 15-foot-high light poles for the parking lot and building lighting. The lighting will be designed as either low pressure outdoor light (LED) lighting, pointed downward toward the parking lot and/or building and shielded for light spillage toward the neighboring properties or roadways. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The Project will create a new source of light from the parking lot and security lighting coming from Parcel 2, a proposed church site. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

b) Residential uses exist approximately 200 feet north of the entrance to the Project along Kelly lane and approximately 500 feet southwest of the Project site. Parcel 2 of the proposed project is a church. The church site is designed with five 15 foot-high pole lights for parking lot lighting and exterior building down lighting. The project will have pressure sodium or LED lighting shielded and directed down into the parking lot so as to not create light spillage into the neighboring properties or into the road-right-of-way (ROW). Impacts will be less than significant.

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

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

- a) The Project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There will be no impacts.
- b) The Project site is not designated within existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.
- c) The Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, Ordinance No, 625 "Right-to-Farm", because there is no agriculturally zoned property in the vicinity of the Project site. There will be no impacts.
- d) The Project will not change the existing environment that could result in conversion of Farmland to non-agricultural use because the Project would not interfere with the surrounding property uses; there are no existing agriculture uses near the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The Project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4525}, or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) because the site is not zoned or used for timber production. There will be no impacts.

b) The Project will not result in the loss of forest land or conversion of forest land to non-forest use because there is no forest land on the property. There will be no impacts.

c) The Project will not involve other changes in the existing environment that could result in conversion of forest land to non-forest use because there is no forest or forest lands on the property. There will be no impacts. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The proposed project site is within the South Coast Air Basin ("the Basin"). Air quality within the Basin is regulated by the South Coast Air Quality Management District (SCAQMD) pursuant to their adopted Air Quality Management Plan (AQMP). The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP's control measures and related emissions reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, if a project demonstrates compliance with local land use plans and/or population projections, then the AQMP would have taken into account such uses when it was developed.

The Project site is located within the Mead Valley Plan Area of the Riverside County General Plan, adopted in 2015; therefore, development pursuant to the General Plan would have been accounted for the 2016 AQMP. The proposed Project involves minimal grading, construction and operation of a church, which is an allowed use within the W-2-M zone for this area. Therefore, the project will not conflict with or obstruct implementation of the AQMP. Impacts are considered to be less than significant.

b) The portion of the Basin within which the project is designed and located is in a non-attainment area for ozone, PM-10, and PM-2.5 under both state and federal standards. The Project would implement applicable best available control measures and would comply with applicable SCAQMD rules and regulations. This compliance would further reduce potential air quality impacts. The emissions incorporate SCAQMD Rules 402 and 403. Rules 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction. Grading efforts would be considered minimal and there will not be export of soil as the site is anticipated to balance. Grading will be typical and include some over excavation and compaction to consolidate the alluvial material in order to support the building foundation. Site preparation also includes minimal grading and paving. The construction emissions for the project is not anticipated to exceed the SCAQMD's daily emission thresholds at the regional level because the project is considered a relatively small project with a short construction duration.

The operations –related criteria air quality impacts created by the proposed project would be consistent with the land uses allowed and accounted for under the site’s current General Plan and MVAP land use designations. No General Plan Amendment is required for Project implementation. The Project would no result in growth or development not accounted for under the current AQMP. Impacts are considered less than significant.

Because of the relatively small size of the proposed development, Project air pollutant emissions are not anticipated to exceed applicable SCAQMD thresholds. Pursuant to SCAQMD significance guidance, less than significant impacts at the project level are not cumulatively considerable. The potential for Project implementation resulting in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard is considered less than significant.

c) The Project will not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations because the Project site grading is limited to less than 5

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres and construction will comply with all applicable SCAQMD rules for grading and dust control. The site consists of a vacant dirt lot. The Project will improve local conditions from fugitive dust during high-wind events as it will develop 2.5 acres with paved parking, a structure and landscaping as well as pave a portion of Kelly Lane which is used by residents. Therefore, the impacts will be less than significant.

d) Potential sources of odors associated with temporary, short-term construction activities may include, but not be limited to, glues, paint, asphalt paving and architectural coatings. Construction source odor impacts are typically minimized through compliance with established federal, State and local regulations that address construction materials storage, use and disposal. Compliance with these regulations would reduce potential odor impacts to less than significant levels. The Project components include installation of a leach field for its septic system, which is common for all structures in the vicinity due to the lack of public wastewater infrastructure. The Project will not result in other emissions (such as those leading to odors) because it will be designed and installed in accordance with all applicable building standards. Additionally, the area is rural, with sensitive receptors located more than 100 feet from the leach field, therefore development or use of a leach field will not adversely affect a substantial number of people as odors would be undetectable. Therefore, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Project is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), specifically within the Mead Valley Area Plan. The proposed Project site is not located within a MSHCP Criteria Area Cell, Ground, or Linkage Area. Therefore, conservation or land is not required pursuant to the MSHCP and neither Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) is required. Even so, as the County is permittee to the MSHCP, the Project is required to demonstrate compliance with the MSHCP.

A biological resource assessment of the site conducted by ARCHON Consulting Co in 2015 identified the following:

- The habitat found on the property is identified as a single distinctive vegetative community under the MSHCP: Development Land: Agricultural Pasture. Further defined, the co-dominant cover were non-native tumbleweeds of the family Amarantha. This is a California Native Plant Society (CNPS) unranked community dominated by weedy invasive and is not ranked as a sensitive vegetative community. No habitat was observed that is suitable for nesting birds.
- Based on GIS overlays from the Western Riverside MSHCP, the site is located within the burrowing owl survey area. However, the ARCHON Consulting Co report identified that habitat was not suitable to support this species. Therefore, no further surveys are recommended or required.
- The MSHCP describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate and plant species. The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2. However, geological and hydrogeological conditions do not exist on site to support Riparian/Riverine and Vernal Pool Resources. Therefore, no further surveys are recommended or required.

Given the findings of the 2015 ARCHON Consulting Co report, the Project site is consistent with the MSHCP. Impacts will be less than significant.

b) Based on the biological resources report, the Project site or vicinity does not have endangered or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Section 17.11 or 17.12), nor is habitat suitable for such species. There will be no impacts.

c) The Burrowing Owl (BUOW) was identified by the MSHCP as a species that could potentially be on site the BUOW is not listed under the State or Federal Endangered Species Act but is considered both a State and federal Species of Special Concern (SSC). The BUOW is also protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by the State law under the California Fish and Game Code (CDFG Code #3513 and #3503.5). The 2015 ARCHON biological report identified no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Burrowing Owl sign or habitat, or other sensitive species or habitat, and that habitat was not suitable for burrowing owl or any other threatened or endangered species. Impacts will be less than significant.

d) The Project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because no such site exist on the property, according to the 2015 ARCHON Consulting report. There will be no impacts.

e) The Project will not affect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because no such sensitive communities exist on site according to the 2015 ARCHON Consulting Report. The site vegetation consists primarily of tumbleweeds, and hydrology and geological and hydrogeological conditions do not exist on site to support riparian habitat. There will be no impacts.

f) The Project will have no effect on State- or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filing, hydrological interruption, or other means because no such features exist on site, according to the 2015 ARCHON Consulting Report. There will be no impacts.

g) The Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because there are no trees on site that will be removed. All landscaping provided by the Project will be approved by the County. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Source(s): On-site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, PDA05088RS; Eastern Information Center Record Search results.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) Construction equipment used over the approximately construction phase would conform to CARB regulations and California emissions standards and related fuel efficiencies. Project construction would be typical of a wooden structure facility located on a small, relatively flat 2.5 net acre site that is accessible by the existing road network. There is no evidence that construction would require the use of equipment that is not typical of such a project. Therefore, equipment used to construct the project would not result in inefficient wasteful, or unnecessary consumption of fuel.

The applicant would use construction contractors that are in compliance with applicable California Air Resource Board (CARB) regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. In addition, CARB has adopted the Airborne Toxic Control Measure to limited heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate of wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment.

With respect to operations, the facility design must comply with Title 24 California Code of Regulations (CCR) energy efficiency standards for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company. Additionally, the facility will have limited operating hours. Impacts will be less than significant.

b) The Project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency as follows:

- Federal transportation regulations – access to and from the project site is from existing local roads, and Kelly Lane which provides direct access to the site, will undergo improvements as part of the Project to allow for increased traffic. These local roads are in place so the project would not interfere with, no otherwise obstruct intermodal transportation plans or projects may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) because neither the Southern California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Association of Governments (SCAG) or Riverside County are not planning for intermodal facilities in the immediate Project area.

- State Energy Plan and compliance with Title 24 CCR energy efficiency standards – the applicant is required to comply with the California Energy Code requirements for energy efficient buildings and appliances as well as utility energy efficiency program implemented by Southern California Edison and Southern California Gas Company.
- Regarding AB1493 – an individual project does not have the ability to comply or conflict with these regulations because this regulation is intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emissions reductions from mobile services.
- California Renewable Energy Portfolio Standards – the project would meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen), through the development of an energy efficient building and the use of energy efficient appliances and water efficient faucets, toilets, etc. CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finishing materials. There are approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.
- Riverside County Climate Action Plan – the project is subject to the policies and ordinances pertaining to air quality and climate change stated in the County’s General Plan Air Quality Element (Cap). The 2019 CAP Update assesses the previous GHG reduction targets identified in the older 2015 CAP and proposes new targets that are consistent with the State policies in order to meet the requirements of SB 32. The State recommends a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. The proposed project, through compliance with CalGreen Standards would reduce energy use over that used in existing older buildings and therefore, would meet the goals of the County’s Climate Action Plan. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report Preliminary Geotechnical Investigation, Proposed Church

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facility – The Gathering Place, 20851 Kelly Lane (APN: 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C)

Findings of Fact:

a) The Project site is not located within any Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, according to the 2017 Aragon Geotechnical report. The closest known active regional fault traces to the project are associated with the Elsinore Fault (Glen Ivy North strand) where it passes northwest of the City of Lake Elsinore, about 9.8 miles away. Aerial photographic interpretations did not suggest visible lineament or manifestations of fault topography related to active fault traces on or adjacent to the site. The 2017 Aragon Geotechnical report concluded that the chances for direct surface fault rupture affecting the property are extremely low. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report. County GIS

Findings of Fact:

a) The Project site has low probably to be subjected to seismic-related ground failure, including liquefaction. The 2017 Aragon Geotechnical report concluded that some of the site contains- minor construction debris fills to approximately 4 feet deep (apparently from the 1980s), with bedrock occurring at 5 feet or less. Grading techniques include remedial removal of the minor fills, placement of clean compacted fill in those locations, and use of the most current seismic bracing for building design. The project would be required to comply with the techniques listed in the geotechnical report and would require review and approval by the County. According to Riverside County Map My County, the project site is not in an area known to liquefaction hazards. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report Geology Report. Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240--004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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

a) Although the site is not located within an Alquist-Priolo or Riverside County Fault Zone, the site could be subject to strong ground shaking due to the presence of active faults in the region that may generate earthquakes on local to distant sources during the lifespan of the Project (Aragon Geotechnical, February 7, 2017). The Project will be required to implement all seismic design requirements contained in the current edition of the California Building Standards Code (CBSC). Seismic design criteria account for peak ground acceleration, soil profile, and other site conditions and are intended to protect public safety and minimize property damage. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Preliminary Geotechnical/investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) The Perris region has not yet been evaluated by the California Geological Survey for State-delineated "Zone Required Investigation" for land-sliding and liquefaction potential. According to the Aragon Geotechnical report (February 7, 2017), land-sliding is not a hazard due to flat site gradients and long distances to steeper slopes with rockfall runout potential. Furthermore, the site appears to be free of natural features associated with gross instability of slopes. Local surface gradients are very gentle. The Aragon Geotechnical report (February 7, 2017) cited that the geotechnical investigation found no evidence of existing landslides on or near the subject site. Steeper natural slopes are distant, and in any event composed of high-strength crystalline rocks not normally considered highly susceptible to deep-seated mass movements. The Aragon Geotechnical report stated that the Project should not be adversely affected by gross instability in the on- or off-site local soil or bedrock materials. Additionally, surficial fill slope stability was calculated according to Riverside County Transportation and Land Management guidelines modeling a 4-foot-thick saturated zone parallel to the slope surface. Internal friction and cohesion values were based on AGI Laboratory tests for blended clayey surficial soils. A surficial stability factor of safety of 2.42 was obtained for a 2:1 infinite slope model exceeding the minimum-required factor of safety of 1.5. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," "Documented Subsidence Areas Map," Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) Liquefaction and subsidence susceptibility maps have been prepared for western Riverside County as a part of the County General Plan. Local safety element maps place the study area in "non-susceptible" liquefaction and subsidence hazard classifications. Crystalline bedrock is immune to these phenomena. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

Findings of Fact:

a) The Project is not subject to other geologic hazards, such as seiche, mudflow, or volcanic hazard because these types of hazards do not exist on site or within adjacent areas. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Preliminary Geotechnical Investigation, Proposed Church Facility- the Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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

a- c) The Project will be graded to maintain the existing slope and features, and no slope will be created that will be greater than 2:1 on the subject property. The Project components include a subsurface sewage disposal system, therefore, grading will not impact or negate the constructability of the subsurface sewage disposal system.

However, the Aragon Geotechnical report (February 7, 2017) notes that large boulders/bulk-rock masses that make standard grading difficult and which are commonly found within the granitic substrate throughout Riverside County, likely also underlay the Project site.

The Aragon Geotechnical report notes that while the bulk-rock masses are expected to be easily excavated, non-rippable hard core stones can occur randomly in almost any weathered-rock location (cut pads, basins, transition over excavations, utility trenches, and retaining wall footing excavations). For the Project site, Aragon Geotechnical noted that core stones may be absent or uncommon and, if present, small and isolated. Small core stones may often be handled by excavating the surrounding friable rock and extricating the core stones, followed by simple backfilling of resulting cavities. However, larger core stones may need hydraulic breakers or even spot blasting to reduce or remove very large embedded rocks. Where blasting is impractical or not allowed, other non-blasting excavation methods such as chemical cracking agents.

Engineered grading will at a minimum conform to the requirements of the California Building Code (CBC) and Riverside County Ordinance 457. Despite potential boulder issues, the project site's terrain is not considered hilly and does not contain steep slopes. The majority of the site would be left untouched by grading and in its natural condition. Drainage will continue to flow its natural course. Grading of the building pad would not substantially change the topography or ground surface relief features because most of the site will remain untouched. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Proposed Church Facility – The Gathering Place, 20851 Kelly Lane (APN:319-240-004), Perris, Riverside County, CA, prepared by Aragon Geotechnical, dated February 7, 2017 (Appendix C).

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

a) The Project has the potential to result in the short-term loss of topsoil during construction due to runoff and soil erosion. However, state and federal requirements require preparation of a Storm Water Pollution Prevention Plan (SWPPP) to establish erosion and sediment controls and identify Best Management Practices (BMPs) intended to limit erosion and runoff from the Project site. The Project must also comply with the National Pollution Discharge Elimination System (NPDES) regulations. With compliance with these state and federal regulations, the impacts will be less than significant.

b) Soils at the Project site have low plasticity and low expansion potential (Aragon Geotechnical, February 7, 2017). Therefore, the structural areas within the Project area do not have expansive soil which would pose a substantial risk to life or property, and impacts will be less than significant.

c) The Project includes the construction of a septic system, and soils have been tested as suitable for use as a septic system. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site has moderate susceptibility to wind erosion and blowsand, based on Riverside County General Plan Figure S-8. The Project will comply with SCAQMD regulations regarding fugitive dust. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

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

a) The Project will comply with South Coast Air Quality Management-District guidelines. Due to the nature of the project as church facility that will be used part-time, the project would implement energy efficient building practices subject to the CBC reducing greenhouse gas emissions. Therefore, the project will not generate significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts will be less than significant.

b) The Project qualifies as a "small project" as defined in the County's CAP. Therefore, the Project does not have to complete the Project Screening Tables and is consistent with the County's CAP; impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a) Some hazardous materials that could be used during the construction of the Project facilities and may include gasoline, diesel fuel, oil, solvents, and lubricants associated with heavy equipment and other vehicles. These materials will be transported, used, and disposed of in accordance with applicable laws, regulations, and state and local protocols designed to protect the environment, workers, and the public. No acutely hazardous materials (as defined in Title 22 Cal. Code Regs. § 66260.10) will be used for the project. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous materials will be less than significant. No hazardous materials are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated to be transported during the operations of the church Project. Impacts will be less than significant.

b) Limited quantities of hazardous materials will be used during construction of the Project construction including, gasoline, diesel fuel oil, solvents, and lubricants associated with the heavy equipment and vehicles and used for operation and maintenance activities. Reasonably foreseeable upset and accident conditions may include minor spills and/or drips. However, the Project applicant will utilize licensed contractors who are trained to properly prevent and clean up minor spills, as well as familiar with protocols to manage larger spills should they occur. Therefore, the impact of risk of upset by a potential release of hazardous waste is less than significant. Impacts will be less than significant.

c) The proposed Project includes improvements to Kelly Lane from the Project site, east to Brown Street, which connects to major thoroughfares and highways that access all parts of the County. Residents of the Project vicinity can also benefit from the improved roadway in the event of an emergency. Impacts will be less than significant.

d) The closest school to the Project is the Columbia Elementary School at 21350 Rider St., located approximately 0.6 mile northeast of the Project site. Therefore, there are no schools located within one-quarter mile of the proposed Project site. There will be no impacts.

e) The proposed Project site is not on a list of hazardous materials sites, or near any sites (DTSC, Envirostor Database). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding. As such, the Airport Land Use Commission Director has found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

- c) The Project is approximately 4 miles southwest of March Air Force Base and approximately 7 miles northwest of the Perris Valley Airport. There will be no impacts.
- d) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Activities associated with the construction and operation of the proposed Project would include grading and site preparation, and operations include adding approximately 2.5 acres of impervious surfaces to the site. These activities have the potential to release pollutants and silt off-site during rainfall events. The discharge of storm water is regulated under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm water Sewer System (MS4) permit by the Santa Ana Regional Water Quality Control Board (RWQCB). Compliance with regulatory actions will reduce impacts resulting from construction as the Project is required to prepare a Storm water Pollution Prevention Plan (SWPPP) pursuant to the statewide General Construction Permit issued by State Water Resources Control Board (SWRCB) for construction projects. As required, the Project will incorporate BMPs to minimize potential runoff and erosion during construction and post-construction storm water development plans to address operational controls. Impacts will be less than significant.

b) Although the construction of the proposed Project will result in an increase in impervious surfaces at the Project site, there is currently no groundwater recharge at the Project site and the site has a low potential for infiltration. Storm water will be collected in an on-site retention basin where water will be allowed to percolate into the ground (Figure 4). Water service at the Project site will be provided by the Eastern Municipal Water District (EMWD), which relies on water supplies from both groundwater and imported water from Metropolitan Water District. Therefore, operation of the proposed facility will not rely on groundwater supplies and will have a less than significant impact on groundwater supplies or recharge activities. Impacts will be less than significant.

c) The site is relatively flat, and there are no drainage features on-site (refer to Biological Resources Analysis in this document). Existing area drainage generally flows from south to north. Surface flow will direct flow to the north of the site, ultimately draining into landscaped areas and proposed on-site retention basin on the northeast side where it will percolate into the ground (Figure 5). The retention basin is designed to handle all of the storm water anticipated for the site. In the event of a storm water overflow, the water will flow onto Kelly Lane, which will be graded to drain toward Brown Avenue to the east. Impacts will be less than significant.

d) The Project result in substantial erosion or siltation on-site or off-site because the Project construction and operations will have Best Management Practices (BMPs) in place to minimize and control siltation during Project grading and operations. Additionally, part of the project is to pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project entrance. The road is currently a dirt road, badly rutted from storms. Paving Kelly Lane will eliminate the silt that is generated and carried from Kelly Road to other roadways and private property. Impacts will be less than significant.

e) The site gradient is relatively flat. The Project will add approximately 2.5 acres of impervious surface to the Project area. The site is relatively flat, and the existing drainage predominately flows from south to north across the proposed Project site. Post-project elevations and gradient will remain similar to current conditions, with impervious surfaces graded to direct surface flow into landscaped areas and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the retention basin on the northeast corner of the parcel. The retention basin is designed to capture all of the site storm water flows. Therefore, because the site will retain its existing relative flat gradient, the Project will not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Impacts will be less than significant.

f) The Project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because there is currently no public storm water collection system within the vicinity due to the rural nature of the area. All storm water is handled on site and through percolation of open lands. Should the County of Riverside construct a public sewer system in this area, flows from the Project will have been planned into the future system sizing. Impacts will be less than significant.

g) The Project will not impact any streams or lakes, nor is the Project within a 100-year flood plan; therefore, the Project will not impede or redirect flood flows. Impede or redirect flood flows. There will be no impacts.

h) FEMA has identified the site as being within Flood Zone X, an area determined to be outside of the 0.2 percent annual chance floodplain (FIRM Panel 1410, Map 06065C1410G, and August 28, 2008). Therefore, the Project is not within a flood hazard zone or zone. The site is not located near a coastal area or near a seiche zone. There will be no impacts.

i) The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the Project construction and operations will comply with the all applicable regulations including a Project SWPPP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project is not within a General Plan policy area. The site is zoned W-2-M, and churches are an acceptable use within that zone with approval of a Plot Plan. The Project is within the Mead Valley Area Plan, but not within any policy areas within the plan. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project will not divide the physical arrangement of the community. Parcel Map No. 37293 would subdivide the existing 10 acres into two (2) five acre parcels. On Parcel 2 of the proposed parcel map, a project entitlement of a church to be constructed, situated in a rural residential area, where large lot sizes (5 acres or more) dominate the area. The church may also serve as a gathering place for community events. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined. Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

b) The Riverside County General Plan does not contain any "locally important mineral resource recovery sites." The General Plan identifies that the Project area is within MRZ-3, where significance of mineral deposits undetermined Project grading will consist of soil balancing, and no soil will be removed from the site, nor will soil need to be imported. There will be no impacts.

c) There are no mines or quarries on site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The Project is within an airport land use plan of the March Air Reserve Base. The project is approximately 4 miles southwest of March Air Force Base, furthermore the project is approximately 7 miles northwesterly of the Perris Valley Airport. The project would not expose people residing or working in the project area to excessive noise levels. Impacts will be less than significant.

b) There are no private airstrips in the vicinity of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Land uses that are measured in A-weighted decibels (dBA) or Community Noise Equivalent Level (CNEL) represents a 24-hour A-weighted sound level average (dBA from morning to midnight where sound levels during the evening hours 7:00 p.m. to 10:00 p.m. have an added 6db weighing, and nighttime hours of 10:00p.m. to 7:00 a.m. have an added 10 dB weighing. Table)-1 of the Riverside County General Plan identifies that an acceptable level of community noise exposure for a church is calculated as approximately 70 CNEL. Project decibels will generally occur on Sundays between 8 a.m. and 1p.m. and on Wednesday evenings between 5 p.m. and 10 p.m. Special events will generally end before 10 p.m. The closes receptor is a single family residence located approximately 300 feet north of the proposed sanctuary where most noise-producing activities such as music and singing, will occur. Therefore, because the activities will occur during times of day where daily activities from residents will occur and due to the distance of the closest receptor, the impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Temporary ground-borne vibration and noise is anticipated to occur only during construction, the times of which will conform to the County's standard for construction activities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation or directly or indirectly destroy a unique paleontological resource, site, or unique geologic features. The project has been conditioned to address any fossil remains if encountered during site development. This is a standard condition of approval and not considered mitigation per CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

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

a) There is currently a dwelling on the existing 10 acre property. Through Parcel Map No. 37293 the 10 acres would be subdivided into two (2) 5 acre parcels. Parcel 1 will consist of the existing dwelling and Parcel 2 would consist of a proposed church under Plot Plan No. 26257. No displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) Based on the size of the proposed Project and the amount of readily available labor in the Project vicinity, it is anticipated that most workers at the site during both construction and operation of the proposed Project will already reside in the area. There will be no impacts.

c) The Project proposes to construct a small church facility (i.e. less than 100 people attending), which is an allowed use under the W-2-M zoning with approval of a Plot Plan, therefore, any incremental population increases as a result of the proposed Project would have been accounted for in the County's General Plan and all applicable regional plans, such as the Southern California Council of Governments Regional Transportation Plan and Sustainable Communities Strategy (SCAG RTP/SCS). Additionally, the Project will pave approximately 1,000 feet of Kelly Lane from Brown Street to the Project site. The roadway is accessible to current residents within the Kelly Lane area, and paving only 1,000 feet of the roadway will only enhance the quality of life for residences currently living along Kelly Lane, and will not increase demand for living within this area. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Perris Fire Station No. 1 located at 210 West San Jacinto Avenue, Perris, approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The church building would be equipped with fire sprinklers and apparatus as required by the Riverside County Fire Marshall. No new fire stations will be required to be constructed as part of the Project. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the existing dwelling is currently serviced by the Riverside County Fire Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff Department provides law enforcement services within unincorporated Riverside County. The closest sheriff station to the project site is the Riverside County Sheriff's Perris Substation located at 137 N. Perris Blvd. Suite A, Perris, CA; located approximately 8 miles southeast of the Project. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project is a church facility with occasional special events that will be suitable for the neighborhood and that align with the values of the church. The project law enforcement needs are anticipated to be handled with the existing Riverside County Sheriff resources and substation. Any potential significant effects would have been mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. For the commercial development, the project would need to comply with County Ordinance No. 659 to mitigate the possible potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the existing dwelling is currently serviced by the Riverside County Sheriff Department. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The Project is located in the Val Verde Unified School District. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed church. The project is a church facility and will not require school services or interfere with educational resources. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling then what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring library services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Findings of Fact:

The Project is a church facility and does not propose to construct any further dwelling then what is existing. The project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre a parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. A majority of the construction workers and church patrons already reside in the area and would not add population requiring health services due to the project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial physical deterioration of the facility would occur or be accelerated?				
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed Project does not include recreational facilities. The Project does not require construction or expansion of recreational facilities because it will not create population growth in the area as there are no residential uses proposed as part of the project. Workers and church patrons will already reside in the area. Additionally, the project is consistent with the land use pattern already envisioned for the area per the General Plan. There will be no impacts.

b) The Project consists of an existing 10 acre parcel with a dwelling and would be subdivided through the approval of Parcel Map No. 37293 for two (2) five acre parcels with Parcel 1 including the existing dwelling and Parcel 2 consisting of a proposed church. The project on Parcel 2 is to construct and operate a church in which workers and patrons already live in the area. No residential uses are proposed that would increase population such that the use of existing park and recreation facilities would be deteriorated. There will be no impacts.

c) The Project is not located in a Community Service Area or recreation and park district with a Community Parks and Recreation Plan. The Quimby fees would be a condition of approval on the Parcel Map and may not be required for the commercial development. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) The proposed Project does not include construction or expansion of a trail. The project is to construct and operate a church within a rural residential area. There are no trails near the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The Project is not within a Circulation Element Right of Way, and it is only accessed via local roads within the rural residential area in which the Project is situated. The Mead Valley Area Plan does not identify that any of the roadways serving the project will be used for transit, bicycle, and pedestrian facilities. There will be no impacts.

b) CEQA Guidelines section 15064.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, which refers to the amount and distance of automobile travel attributable to a project. The Project site is located approximately 0.36 mile from a transit stop along Rider Street to the northeast, 0.35 mile from a transit stop along Brown Street to the northeast, 0.29 mile to the Sovereign Grace Community Church on Oakwood Street to the northeast, 0.27 mile to the Columbia Elementary School to the northeast, 0.76 mile to the Riverside County Fire Station No. 59 on Pinewood Street to the northeast, and in close proximity to many other destinations (grocery stores, post office, churches, libraries, transit stops, etc.) within the surrounding community. Most of the destinations are under one half mile from the Project site. Because of the nearby locations of the destinations described above, visitors of the Project during operation would not require extensive travel in vehicles or other modes of transportation to access the destinations. The close proximity of the transit stops would provide alternative transportation opportunities for visitors traveling to and from the Project site. Furthermore, to reduce VMTs, the Proposed project could implement reduction measures such as by providing reserved preferential parking spaces for ride-share, carpool and ultra-low or zero emission vehicles. The Project could also provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpool. The Project could also include adequate passenger waiting/loading areas on site. The Project will be required to pay development impact fees which would contribute to local capital improvement projects, which may include improvements to multimodal infrastructure that would promote multimodal transportation opportunities. Based upon this qualitative review, the proposed Project is not expected to cause a significant impact to VMT. Because of the close proximity to numerous destinations and the opportunities that are available to potential site visitors, implementation of the proposed Project would not be in conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following discussion is presented to demonstrate consistency with the County of Riverside's General Plan and is not considered as transportation impacts potentially caused by the Project:

The Project area and site is not subject to any congestion management program due to the rural nature of the Project location. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC Pavement Street with a dirt shoulder. No improvements are proposed for this street.

Kelly Lane is the frontage street and main access to the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32-foot-wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

Brown Street can be accessed by numerous local roads, and the main Arterial Roadway, Cajalco Road. The low number of vehicles that will frequent the site will not decrease the level of service of any of the roadways to the site. Impacts will be less than significant.

c) The Project proposes to pave approximately 1,000 feet of Kelly Lane from Brown Street to the project site. The roadway is straight, and no curves are proposed. Therefore, the project will not increase hazards due to the geometric design features or incompatible use. Impacts will be less than significant.

d) Kelly Lane is a County-maintained Road. Once Kelly Lane is paved as part of the Project, the County of Riverside will maintain it. However, it is only approximately 1,000 feet, and adjacent to Brown Street, an existing County-maintained road. Impacts will be less than significant.

e) The Project exists in a rural area, and the Project site is large enough to stage and store equipment during construction. Equipment transportation will be temporary. Construction along Kelly Lane may occur over approximately one week, and traffic control in accordance with all applicable regulations will be in effect. Because impacts will be temporary, impacts will be less than significant.

The Project will not result in inadequate emergency access or access to nearby areas. Paving a portion of Kelly Lane associated with the project will assist with the response service times in that emergency vehicles will have a developed road in which to access the project site as well as the immediate surrounding neighborhood. The project will also install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane, to provide clear directional signage.

All parking will be on-site, and no parking along Kelly Lane is foreseen. Parking is designed to comply with the Riverside County Ordinance 348, Section 18.12. The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the project applicant and project civil and architectural designers do not foresee any events that might exceed the current parking plan, the building is being developed on a 5-acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 5-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

Mitigation: No mitigation is required.

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

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

a) The proposed Project will operate as a church facility and will not be new source of population growth. Thus, the proposed Project will not substantially increase the use of bike trails in the project vicinity. There are no bike trails in the project vicinity. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on May 22, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Project exhibits and the EIC record search results were provided to Pechanga on June 28, 2017 and August 21, 2017. The project was also discussed during a meeting on January 26, 2018. The tribe expressed concern that there is the potential for subsurface resources to be present and recommends monitoring by an archaeologist as well as a Native American monitor during grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba also requested consultation and on July 18, 2017 consultation was initiated during a face-to-face meeting. Soboba requested to be provided with the EIC record search results. These were sent to the tribe on August 21, 2017. A follow-up meeting was held on November 22, 2017 in which the tribe provided information and told Planning that the area was sensitive for tribal cultural resources and recommended monitoring during ground disturbing activities.

Both tribes were provided with the final conditions of approval on November 20, 2018 and asked to respond with any further comments, concerns or recommendations. To date, there have been no responses.

No specific tribal cultural resources were identified during consultation for this project. Nevertheless, because there are recorded resources in the vicinity, the project has been conditioned for archaeological and Native American monitoring to insure that any subsurface resources are identified and handled in an appropriate manner. As such, impacts in this regard are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The Project includes provisions for on-site septic system and storm water infrastructure due to public wastewater and storm water infrastructure in the project area. The project will construct a new water line within Kelly Lane from Brown Street, to connect to the municipal water system. Impacts will be less than significant.

b) The Project site will be served by Eastern Municipal Water District (EMWD), which obtains its water from the Metropolitan Water District of Southern California, who imports water from Northern California before treated at the Henry J. Mills Water Filtration Plant in Riverside, CA. EMWD issued a "Will Serve" letter indicating that it has sufficient existing and planned water supplies to serve the proposed project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) No public wastewater system exists in the Project area. Therefore, the project includes construction of on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will be less than significant.

b) The Project includes construction on-site wastewater treatment by installing a septic system that will be in compliance with all applicable State and County regulations. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) According to the Riverside County Waste Management Department (RCWMD), the Project site lies within the service area of the El Sobrante, Lamb Canyon, and Badlands landfills, which can accept solid waste generated by project. Both the Badlands and Lamb Canyon landfills are permitted to accept 5,000 tons/day from Riverside County and the El Sobrante landfill is permitted to accept 16,000 tons per day. The County anticipates that none of these landfills will close before 2022. Thus, these landfills have sufficient capacity to serve the Project.

Further, the California Green Building Standards Code (CGBSC) requires projects involving construction to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or waste generated onsite. Additionally, the project would be required to comply with all applicable federal, state, and local solid waste-related statues and regulations. Through compliance with applicable policies and the project's relatively small size, waste generated during project construction and operation will not significantly contribute to the exceedance of permitted capacity at any designed landfills. Therefore, landfills that would serve the project have sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than significant.

b) The California Integrated Waste Management Act under the Public Resources Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by and after the year 2000. The proposed project is regulated by federal, state, and local government and would be required to comply with all statues and regulations related to solid waste. Therefore, through compliance with existing policies and project review by Riverside County, the impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-c) Implementation of the proposed Project will require the construction of electrical, gas, and communication facilities. Electrical service will be provided by Southern California Edison; natural gas will be provided by Southern California Gas Company; and communication systems (telephone and television service) services will be provided by AT&T and Time Warner Cable, respectively. These companies already have existing infrastructure to serve the project site and impacts will be less than significant.

d) The Project is located in County Service Area No. 117 – Lighting. However, there are no streetlights along Kelly Lane or Brown Street, and no street lights are proposed to be installed as part of improvements to Kelly Lane. Therefore, there will be no impacts.

e) As part of the Project, and approximate 1,000 foot section of Kelly Lane between Brown Street and the site entrance will be improved with pavement. Kelly Lane is currently a dirt roadway. Paving this portion of the roadway will make it easier for the County to maintain this section of the roadway because pavement requires less maintain than the constant grading of the existing dirt road. Therefore impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) No other governmental services are proposed or needed for the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a) The County of Riverside Emergency Management Department develops and maintains numerous plans for specific hazards or essential service functions that require planning and coordination to implement developing. The County of Riverside also maintained the Multi-jurisdictional local hazard mitigation plans and maintains mutual aid agreements with federal state local agencies and the private sector to assist in emergency planning. The project is allowed within the sites current zoning upon approval of a Plot Plan. During the building and plot plan approval process the project design will be reviewed for consistency with emergency and evocation plans therefore because the project will be reviewed and conditions to meet all applicable standards, there will be less than significant impacts.

b) The Project site and surrounding is relatively flat, there are no slopes or other factors that would exacerbate wildfire risk or expose project occupants to wildfires. Therefore impacts are less than significant.

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

c) The Project will pave approximately 1,000 feet of Kelly Lane, between Brown Street and the project site entrance. Road construction will include providing underground utilities (water, communications, etc.). Electrical infrastructure is existing above-ground and relocation of the existing powerlines is not required. The construction will be in accordance with common industry standards, and will not pose a special risk to the area. Therefore there is less than significant impacts.

d) The Project site is relatively flat, and the Project grading elevations will be consistent with the surrounding land. The project will not create slopes that, subject: to wildfires, could increase downslope flooding or landslides. There will be no impacts.

e) The proposed Project site is located in an area that has a "moderate" fire hazard classification. Buildings on the project site will be designed according to the requirements outlined in the current California Fire Code, as amended by the county ordinance no. 787 to more accurately reflect development and climatic conditions within the County. Therefore through compliance with standards building code impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Based upon the Biological and Cultural/Tribal Cultural Resources analyzed in this document, the project would be required to adhere to County Conditions that would reduce impacts to less than significant levels.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Due to the relatively small size of the project, and through the analysis conducted throughout this document, no impacts are anticipated to occur.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based upon analysis throughout this document, impacts were determined to be less than significant or would have no impact. Therefore, impacts are considered less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Revised: 9/23/2020 3:33 PM
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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/23/20, 12:49 pm

PM37293

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37293. 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 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37293) 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 ND - Project Description & Operational Limits

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map, dated May 28, 2019.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - 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
 - Current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 37293 is a proposal for a Schedule H subdivision of a 10.1 acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. Plot Plan (PP) 26257, which is a proposal for a church on a portion of Parcel 2, is being processed concurrently. This church proposal was previously reviewed by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County 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. 2**0010-Planning-MAP - GEO02555 ACCEPTED**

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 concluded: 1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site. 2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site. 3. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden,

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****0010-Planning-MAP - GEO02555 ACCEPTED (cont.)**

or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the partly filled swale through the site, and might reach 7 or 8 feet deep. 5. A maximum (benched) gradient of 3:1 shall be maintained between the deepest and shallowest fill within a building envelope. 6. Overexcavation limits should extend a minimum of 5 feet outside of the building envelope.

GEO No. 2555 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2555 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.

Planning. 3**0010-Planning-MAP - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LOW PALEO (cont.)

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - LOW PALEO (cont.)

data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. 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.

Planning. 4

0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5

0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

Planning. 6

0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 Gen - Planning-4 General – Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map or Plot Plan; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map or Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

Prior to the installation landscaped area, the developer/ permit holder/landowner shall:

- 1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using. 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and, 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Transportation. 2 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
 2. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
 3. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
 4. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
 5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
 6. The Project shall obtain approval of street improvement plans from the Transportation Department.
- Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
7. Improvement plans for the required improvements must be prepared and shall be based upon a design

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

Gen - Transportation (cont.)

profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Fire

050 - Fire. 1

0050-Fire-MAP-#7-ECS-HAZ FIRE AREA

Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in a Moderate Fire Hazard Severity Zone in the State Responsibility Area of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

Flood

050 - Flood. 1

0050-Flood-MAP ADP FEES

Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2

0050-Flood-MAP SUBMIT ECS & FINAL MAP

Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-MAP - ECS AFFECTED LOTS (cont.) Not Satisfied

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 8 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the W-2-M-1/2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Survey

050 - Survey. 1 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 2 Easement Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Plan: PM37293

Parcel: 319240004

50. Prior To Map Recordation

Survey

050 - Survey. 3 Prior to Road Construction Not Satisfied

Prior to road construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

050 - Transportation. 1 Aggregate base improvement Not Satisfied

Kelly Lane along project boundary shall be improved with 32 feet of Class-III, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60' (30' on the project side and 30' on the other side of the centerline) full-width dedicated right-of-way as directed by the Director of Transportation.

050 - Transportation. 2 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PP26257.

050 - Transportation. 3 Off-Site Access Improvement Not Satisfied

An off-site access road to the nearest maintained for the public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 30 foot graded section within the existing 30 foot half-width dedicated right-of-way as approved by the Director of Transportation. The project proponent will be required to provide the appropriate environmental clearance for said off-site access improvements prior to recordation or the signature of any street improvement plan.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintained Brown Street.

050 - Transportation. 4 Submit Grading Plans Not Satisfied

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security with the Transportation Department.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map (PM) 37293 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the

Plan: PM37293

Parcel: 319240004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 **0060-Planning-MAP - GRADING PLAN REVIEW (cont.)** **Not Satisfied**

County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 **0060-Planning-MAP - PALEONTOLOGIST REQUIRED** **Not Satisfied**

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 **0060-Planning-MAP - SLOPE GRADING TECHNIQUES** **Not Satisfied**

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 6 0060-Planning-MAP - GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 7 0060-Planning-MAP - PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the northern front half of Parcel 2 for the church facility. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY 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. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds 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 the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, 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.

Plan: PM37293

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS

Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website. <http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT

Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT

Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Plan: PM37293

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Transportation

090 - Transportation. 1 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.

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/23/20, 2:45 pm

PP26257

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26257. 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 ND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26257) 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 ND - Project Description & Operational Limits

Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1.

Advisory Notification. 3 ND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 ND - Exhibits

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

Exhibit A & G (Site Plan), dated May 28, 2019.

Exhibit B (Elevations), dated February 27, 2017.

Exhibit C (Floor Plans), dated February 27, 2017.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 5, 2018.

Exhibit P (Photometric Plan), dated February 14, 2017.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 ND - 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
 - Current California Building Code (CBC)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

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

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

In commercial and residential applications, each separate structure will require a separate building permit.

This project is located in a moderate high fire area. Plans

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

will be required to follow Chapter 7A guidelines of the California Building Codes.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26257 is a proposal for a church on a portion of a 10.1-acre site in the Mead Valley area. The site is located on the southeast corner of Kelly Lane and Mead Street approximately 800 feet west of Brown Street. The project is proposed on Parcel 2 of Tentative Parcel Map (PM) 37293, which is a proposal for a Schedule H subdivision of the same 10-acre site and being processed concurrently. This church proposal was previously reviewed

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

by the District as a Pre-Application Review (PAR) 01444 back in May 2015.

A natural watercourse with a tributary drainage area of approximately 15 acres impacts the westerly portion of the site and traverses the site near the existing residential structure. There is adequate area outside of the natural watercourses for building sites. The natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The new church building is proposed in the northeasterly corner of the site away from the water course, but the existing residential structure on the southwest corner may get flooded or have access impaired during a large storm event.

The addition of impervious area associated with the development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. There are no District maintained facilities, either existing or proposed, that are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per impervious acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1 0010-Planning-USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 2 0010-Planning-USE - 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.

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

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

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

Planning. 4 0010-Planning-USE - EXTERIOR NOISE LEVELS

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - GEO02555 ACCEPTED**

County Geologic Report (GEO) No. 2555, submitted for this project (PM37293/PP26257) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Church Facility - The Gathering Place, 20851 Kelly Lane (APN 319-240-004), Perris, Riverside County, California", dated February 7, 2017. GEO02555 concluded: 1. The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface rupture are known to pass directly beneath the site. 2. Site reconnaissance and review of aerial/satellite imagery did not reveal evidence of active faulting at the subject site. 3. We conclude the chances for direct surface fault rupture affecting the property are extremely low. 4. Due to the shallow depth to crystalline bedrock, the potential for liquefaction at the site is low. 5. Subject site is not within an inundation zone. 6. Due to relatively flat site topography, and the underlying crystalline bedrock, we judge the likelihood of landsliding to be low. 7. Based on the existence of very dense crystalline bedrock starting at least at a depth of 5 feet at the site, subsidence potential is considered minimal. 8. Tsunamis, seiches and are seismically-induced flooding are considered unlikely.

GEO02555 Recommended: 1. Demolition and removal-relocation of abandoned, hidden, or buried improvements, and pipes or solid inert features such as slabs, footings, or cables should be removed within the limits of new construction. 2. Clearing, grubbing, and disposal of woody scrub and any dumped trash should be initiated prior to grading. 3. All existing dumped fill, colluvium, and in-place residual soil should be removed to undisturbed granitic bedrock. 4. Maximum removals will occur along the thalweg of the

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - GEO02555 ACCEPTED (cont.)**

partly filled swale through the site, and might reach 7 or 8 feet deep. 5. A maximum (benched) gradient of 3:1 shall be maintained between the deepest and shallowest fill within a building envelope. 6. Overexcavation limits should extend a minimum of 5 feet outside of the building envelope.

GEO No. 2555 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2555 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.

Planning. 6**0010-Planning-USE - LAND DIVISION REQUIRED**

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 7**0010-Planning-USE - 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. 8**0010-Planning-USE - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

0010-Planning-USE - LOW PALEO (cont.)

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

ALUC Conditions

As ALUC Director, I hereby find the above-referenced project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

ALUC Conditions (cont.)

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-12172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
7. The maximum height of the proposed structure to top point shall not exceed 20 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,757 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 20 feet in height and a maximum elevation of 1,757 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893

Planning-All

Planning-All. 1

Gen - Planning-4 General – Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map or Plot Plan; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Tentative Parcel Map or Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 Gen - Planning-4 General – Hold Harmless (cont.)

the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

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. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 0010-Transportation-USE - Traffic Management Plan

The following Traffic Management Plan was prepared by the applicant/engineer for PP26257.

- 1. Ingress/Egress a. On-site circulation during day-to-day operations: i. Primary services will occur on Sunday morning between the hours of 9am and 12pm, with an additional bible study session on one weeknight between 7pm and 9pm. There will be no staff on site when bible studies and Sunday service are not in session.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)

b. Proposed improvements will be: i. Brown Street, which is the primary street for non-local attendees, is currently a 2-lane AC pavement street with a dirt shoulder. No improvements are proposed for this street. ii. Kelly Lane is the frontage street for the project site and is currently a dirt graded road approximately 30 feet wide. The proposed development will grade a 32 foot wide section and install a 24 foot wide section of aggregate base. This will allow for two-way traffic along Kelly Lane from Brown Street to the westerly extent of the development parcel. The half-width street section will be graded to future full street guidelines and two drive approaches will be installed along the southerly property line to allow for on-site circulation.

2. Parking Parking shall comply with the Riverside County Ordinance 348, Section 18.12. In cases where parking capacity is expected to exceed the maximum due to a special event, provisions shall be made for offsite parking with shuttle service. Explain how the project will satisfied its parking requirement and provide details on the provisions that will handle the overflow parking. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. Although the Gathering Place developers, staff, pastor and congregation do not foresee any events that might exceed their current parking plan, the building is being developed on a 10 acre parcel. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

3. Hours of Operation/Average number of visitors • Traditional Sunday services are held from 9am to 12pm on Sunday's. There will be approximately 40 attendees including staff members.

• A bible study class is held on Wednesday's from 7pm to 9pm. There will be approximately 10 attendees including staff members.

4. Special Events The TMP should include traffic management strategies for events that cause a substantial increase of vehicles entering or exiting the project during a small period of time. Large weddings, concerts, festivals may exhibit this type of traffic pattern. An example of some traffic strategies could be the use of a traffic coordinators, event signage, staggered arrival/departure times, etc. The outline may also need to include parking strategies to aid traffic management such as a drop-off/pick-up zone.

The traffic and parking strategies should be implemented as part of the overall TMP. • The parking lot is current designed with 53 spaces, including accessible stalls, which greatly exceeds the required number of stalls needed to satisfy the planning guidelines for the size of proposed building. In the unlikely event all of the parking lot stalls are utilized, the undeveloped portion of the 10-acre parcel may serve as overflow parking. Provisions will be made in the grading plan design to allow for the

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 2 0010-Transportation-USE - Traffic Management Plan (cont.)**

connection to the overflow parking. The current condition of the remaining portion of the existing parcel is vacant land.

5. Signage i. The property will propose to install ground mounted monument sign at the northeasterly corner of the parcel, adjacent to Kelly Lane.

Transportation. 3 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. The Project shall install street name sign in accordance with County Standard No. 816 and as directed by the Transportation Department.

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

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

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 1826**

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE -IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

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

Plot Plan 26257 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.60 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - STABILITY REPORT SLOPES Not Satisfied

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY 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. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds 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 the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-EPD-EPD - NESTING BIRD REPORT Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Planning-CUL

070 - Planning-CUL. 1 Phase IV Cultural Monitoring Report Required Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE- USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 2 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT Not Satisfied

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

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**80. Prior To Building Permit Issuance
Planning**

080 - Planning. 2 0080-Planning-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 Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 0080-Planning-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.

080 - Planning. 4 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 6 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 7 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26257, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following components:

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

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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

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

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80. Prior To Building Permit Issuance Transportation

080 - Transportation. 4 Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to issuance of a building permit, the Project shall coordinate with the approved PM37293.

080 - Transportation. 6 Landscape Inspection Deposit Required Not Satisfied

The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 7 Landscape Plot Plan/Permit Required Not Satisfied

The developer/permit holder shall submit Landscape and Irrigation Plans to the landscape Division of the Transportation Department.

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80. Prior To Building Permit Issuance
Transportation

080 - Transportation. 8 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

080 - Transportation. 9 Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 RCTD-WQ – ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 11 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 12 Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Kelley Lane (project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 105, Section "C", Ordinance 461.

080 - Transportation. 13 Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Plan: PP26257

Parcel: 319240004

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE- USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

Plan: PP26257

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90. Prior to Building Final Inspection Planning

090 - Planning. 2 0090-Planning-USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of three (3) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: 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. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for buildings shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - ORD 810 OPN SPACE FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26257 is calculated to be at a total of 2.50 net acres.

090 - Planning. 5 0090-Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 6 0090-Planning-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. 7 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PP26257

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8

0090-Planning-USE - ORD NO. 659 (DIF)

Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26257 has been calculated to be 2.50 net acres.

090 - Planning. 9

0090-Planning-USE*- ACCESSIBLE PARKING

Not Satisfied

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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.

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90. Prior to Building Final Inspection Planning

090 - Planning. 10 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 11 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of sixty-two (62) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins with lids shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscape screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 13 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

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

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 14 0090-Planning-USE - WALL/BERM REQUIRED (cont.) Not Satisfied

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS Not Satisfied
(5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 5 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Kelly Lane.

090 - Transportation. 7 Off-Site Access Improvement Not Satisfied

The landowner/developer shall provide a paved off-site access road to a paved and maintained road.

Said access road shall be constructed with 24' of A.C. pavement and protected shoulder within an existing 30' dedicated right-of-way (north of survey centerline) at a grade and alignment as approved by the Director of Transportation. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Kelly Lane to a paved and maintain Brown Street.

090 - Transportation. 8 Part-Width Improvement Not Satisfied

Kelly Lane along the project boundary is designated as a LOCAL ROAD, and shall be improved with 32' (20' on the project side and 12' on the other side of the centerline) part-width AC Pavement, 6" concrete curb and gutter, and concrete sidewalks, within the 60' (30' project side and 30' on the other side the centerline) full-width dedicated right-of-way in accordance with Standard No. 105, Section "C", Ordinance 461.

1. A 6' concrete sidewalks shall be improved adjacent to the curb line within the 10' parkway.
2. A driveways shall be improved per County Standard No. 207(A), Ordinance 461.

090 - Transportation. 9 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.

090 - Transportation. 10 RCTD-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 11 Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 Streetlights Install (cont.)

Not Satisfied

Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 Utility Install

Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

May 24, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: PP26257; PM37293

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we would like to initiate AB-52 consultation at this time.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Wheeler, Timothy

From: Shasta Gaughen <sgaughen@palatribe.com>
Sent: Thursday, May 25, 2017 8:45 AM
To: Thomson, Heather
Cc: Sierra, Felicia
Subject: RE: AB52 consultation

Hi Heather – I'm going to be revising our AB52 response letter for areas like Riverside so that they provide more clarity. In general, we defer to the wishes of tribes in closer proximity to the projects; in Riverside, that generally means Pechanga, Soboba, or Agua Caliente. For all the projects listed below, we do not need to have a meeting and have no specific issues to discuss, but please let us know if there are significant changes to any of the projects so that we can review them again.

Thanks,
Shasta

From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]
Sent: Thursday, May 25, 2017 8:33 AM
To: Shasta Gaughen <sgaughen@palatribe.com>
Cc: Sierra, Felicia <FSierra@RIVCO.ORG>
Subject: AB52 consultation

Hello Shasta-

I recently received a request to consult on several projects subject to AB52. Would you like any additional information on these projects or would you like to set up a meeting to discuss them?

PP26257
PM37264
GPA01205
PP26246
TR37294

Please let me know. Thank you.

Heather

Confidentiality Disclaimer

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County of Riverside California



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The **Plot Plan** proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The **Tentative Parcel Map** proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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Desiree



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

June 6, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson
Archaeologist
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52
FOR PP 26257, PM 37293**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 PP 26257, PM 37293
June 6, 2017
Page 2

artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by June 21, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26257 and TENTATIVE PARCEL MAP NO. 37293 – EA43023 – Applicant: Matlock Associates – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (5 acre) (RUR:RR) – Location: Northerly of Orange Ave., southerly of Rider St., easterly of Mead St., and westerly of Brown St. – 10.00 Gross Acres – Zoning: Controlled Development with Mobile Homes ½ minimum (W-2-M-1/2) –

REQUEST: The Plot Plan proposes a 5,245 square foot church, with 62 parking spaces including 4 accessible spaces. The Tentative Parcel Map proposes a Schedule H subdivision of 10.0 acres into 4 parcels from 2.08 to 2.50 acre lots. Related Cases: PM37293 APN: 319-240-004

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

June 19, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26257, PM37293

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", followed by a horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, Dbowie@rivco.org
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P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

May 22, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26257, PM37293)

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PLANNING DEPARTMENT

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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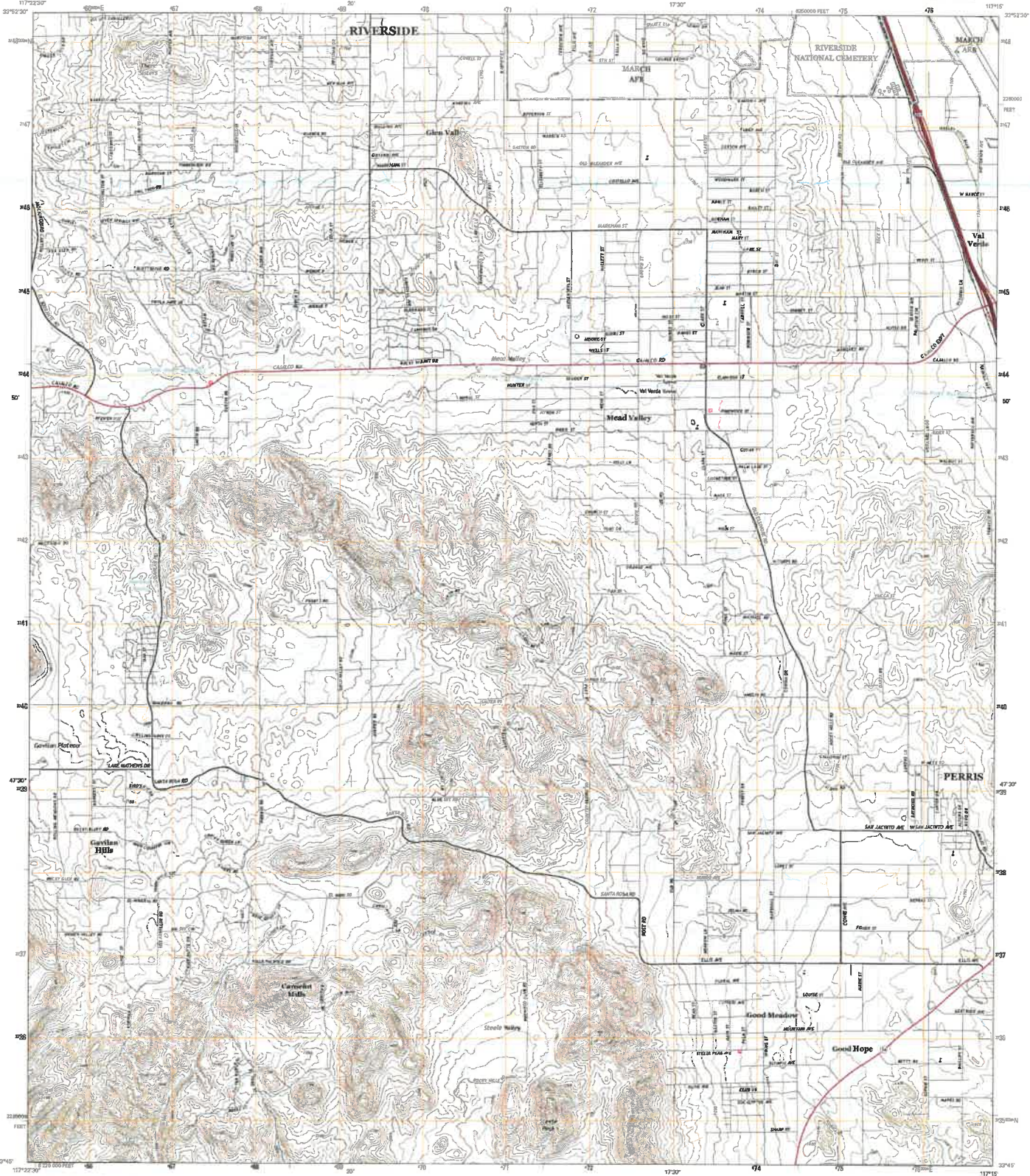
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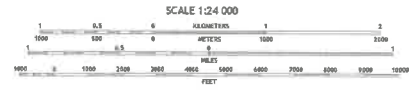
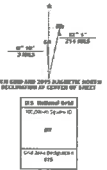
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



STEELE PEAK QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:50,000-meter grid. Horizontal datum: North American Datum 1983
18 100-foot ticks. California Coordinate System of 1983 (CCS83)
This map is not a legal document. Boundary lines may be
generalized for this map scale. Private land within government
right-of-way may not be shown. Other parcels within
right-of-way are shown. Other parcels within
right-of-way are shown.



CONTIGUOUS INTERVAL, IN FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geographic Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at www.usgs.gov



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Route	400
PERSISSE Route	US Route
	State Route

1	2	3
4	5	6
7	8	9

QUADRANGLE INDEX

STEELE PEAK, CA
2015



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



December 14, 2017

Ms. Desiree Bowdan, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1293MA17
Related File Nos.: PP26257 (Plot Plan), PM37293 (Tentative Parcel Map)
APN: 319-240-004

Dear Ms. Bowdan:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. PM37293 (Tentative Parcel Map), a proposal to divide the above-referenced 10-acre parcel located at 20851 Kelly Lane (on the southerly side of Kelly Lane, westerly of Brown Street and easterly of a straight-line southerly extension of Mead Street) in the unincorporated community of Mead Valley into two parcels, and PP26257 (Plot Plan), a proposal to develop a 5,245 square foot church on the proposed easterly parcel.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor non-residential intensity is restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 20,460 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,692.6 feet AMSL. The finished floor elevation of the proposed church is 1,737 feet AMSL and the proposed building height is 20 feet, for a top point elevation of 1,757 feet AMSL. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2017-AWP-12172-OE was issued on December 12, 2017. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

AIRPORT LAND USE COMMISSION

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2017-AWP-12172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking

AIRPORT LAND USE COMMISSION

and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed structure to top point shall not exceed 20 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,757 feet above mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 20 feet in height and a maximum elevation of 1,757 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-12172-OE

cc: Mounir R. Girguis/Grace & Mercy (applicant/property owner)
Matlock Design Building Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1293MA17\ZAP1293MA17.LTR.doc

November 17, 2017



Attn: Jessica Morley
The Gathering Place Church
1614 E. Holt Blvd.
Ontario, CA 91761

Subject: SAN 53 – Will Serve APN: 319-240-004

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer II
New Business Department
Eastern Municipal Water District

BAR:vps

Board of Directors

David J. Stewson, *President* Ronald W. Sullivan, *Vice President* Joseph J. Kuebler, CPA, *Treasurer* Philip E. Paule Randy A. Record

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

PP 26257



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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: Matlock Associates

Contact Person: TOM MATLOCK E-Mail: TOM.MATLOCK@matlockassociates.com

Mailing Address: 1614 E. Holt Blvd, #100
Ontario CA 91761
City State ZIP

Daytime Phone No: (909) 983-7777 Fax No: (909) 983-6600

Engineer/Representative Name: Valued Engineering, Inc.

Contact Person: Jeff Meiter E-Mail: jeff@valued-eng.com

Mailing Address: 180 N. Benson, suite A
Upland CA 91786
City State ZIP

Daytime Phone No: (909) 982-4601 Fax No: () _____

Property Owner Name: _____

Contact Person: Mounir Girguis E-Mail: handgcompany@gmail.com

Mailing Address: 8907 Warner Ave., #203
Fountain Valley CA 92728
City State ZIP

Daytime Phone No: (562) 201-6040 Fax No: () _____

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

Desert Office · 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.)

X Mounir R. Girgis
PRINTED NAME OF PROPERTY OWNER(S)

X Mounir R. Girgis
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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): 319 240 004-5

Approximate Gross Acreage: 10.15 ac.

General location (nearby or cross streets): North of Orange Ave., South of Rider St., East of Mead St., West of Brown St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A single story 5,245 sf building for a church use, including parking for 62 vehicles.

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<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 checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	5,245	19'-6"	1	Church	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	25,575	Parking area
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:

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

If yes, provide Application No(s). _____
 (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(ies): geological & geotechnical reports

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: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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) CHRIS LAWRENCE Date 5-2-2017

Owner/Authorized Agent (2) _____ Date _____

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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1706080

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

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

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

Received from: MATLOCK ASSOCIATES \$6,037.38
paid by: CK 1022
paid towards: PM37293 RES: W/O WAIVER OF FINAL MAP
at parcel #: 20851 KELLEY LN PERR
appl type: PM04

By _____ May 08, 2017 11:39
MGARDNER posting date May 08, 2017

Account Code	Description	Amount
110983120100726350	AIR QUALITY	\$52.00
200063130100230168	CMP TRANS PLAN	\$131.00
202033100200772210	LMS SURCHARGE	\$118.38
202013100300201800	COMBINED DEPOSIT FEES	\$5,736.00

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

Additional info at www.rctlma.org

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

TENTATIVE PARCEL MAP NO. 37293 and PLOT PLAN NO. 26257 – Intent to Adopt a Negative Declaration (EA43023) – Applicant: Mounir Girguis – Engineer/Representative: Valued Engineering Inc. c/o Jeff Meiter – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Mack Street, southerly of Kelly Lane, easterly of Mead Street, and westerly of Brown Street – 10.00 Acres – Zoning: Controlled Development Area with Mobile Homes – ½ Acre Minimum (W-2-M-1/2) – **REQUEST:** Tentative Parcel Map No. 37293 is a Schedule “H” map proposal that will subdivide a 10 acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245 sq. ft. building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 28, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 02, 2020,

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

APN (s) or case numbers PM37293 / PP26257 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

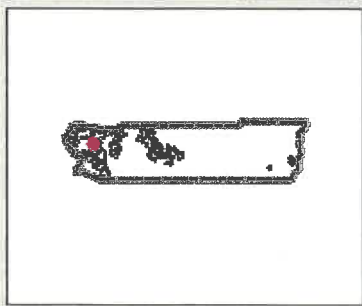
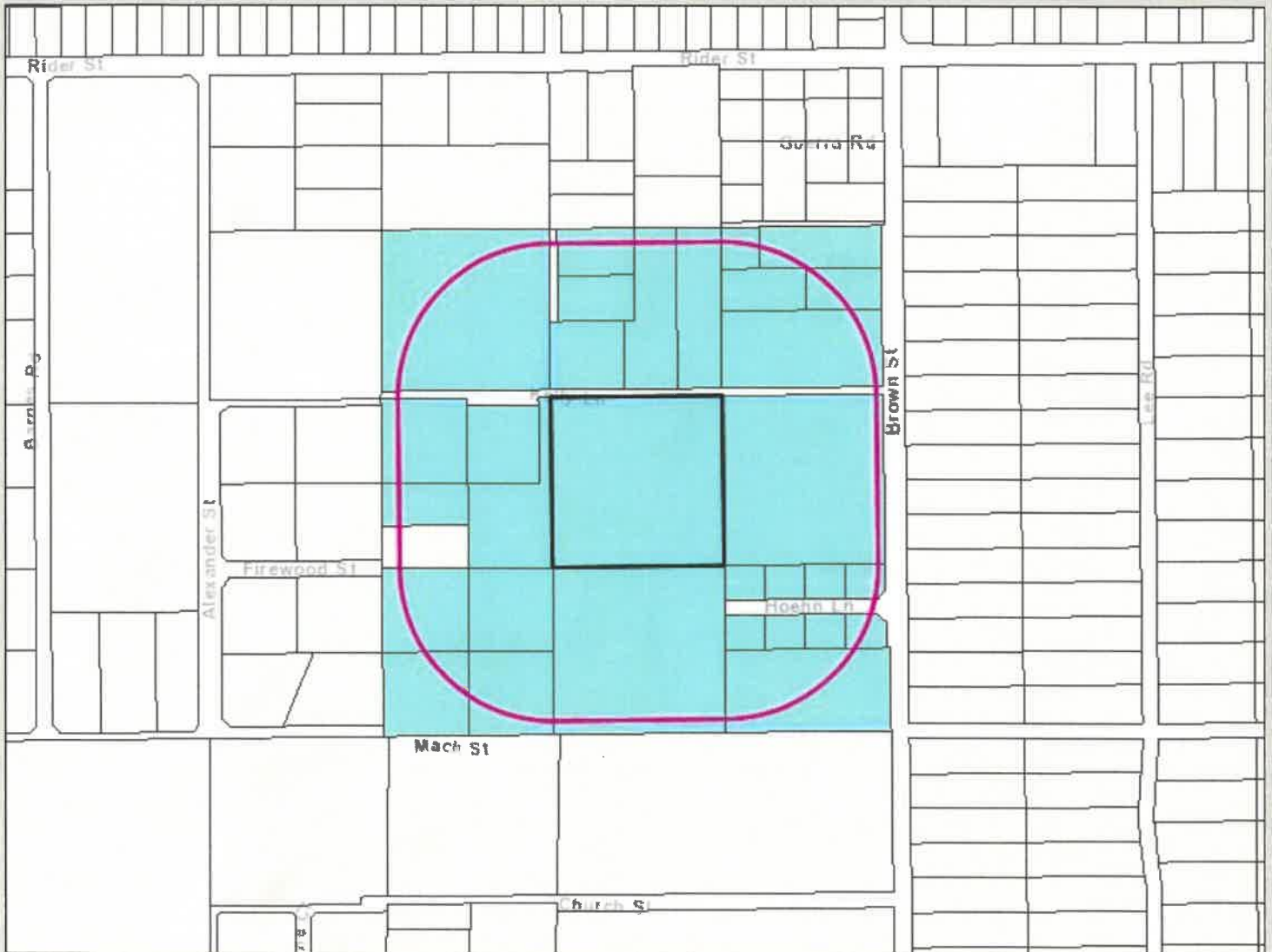
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

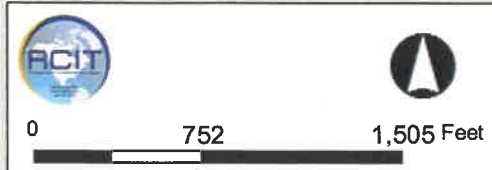
Riverside County GIS Mailing Labels

PM37293 / PP26257 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

Notes



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... 9/2/2020 1:32:19 PM

© Riverside County RCIT

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and
INTENT TO ADOPT A NEGATIVE DECLARATION

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TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 5, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

319240008
SCOTT ESTATE TRUST
2681 GLENROSE AVE
ALTADENA CA 91001

319240009
ABEL JIMENEZ
20670 MACK ST
PERRIS CA 92570

319240016
JIARONG SUSAN LEE
P O BOX 283
CORONA CA 92878

319190033
SILVANO PINEDA ORTIZ
20131 BROWN ST
PERRIS CA 92570

319190051
JOHN H. YATES
20800 KELLY LN
PERRIS CA 92570

319190019
ANGELES PROP
31 CALIFORNIA ST NO E
ARCADIA CA 91006

319190032
ENRIQUE GARCIA
20139 BROWN ST
PERRIS CA 92570

319190050
BARRETT JAMES D
330 E GREENWOOD
LA HABRA CA 90631

319240042
XAVIER ARROYO
20915 HOEHN AVE
PERRIS CA 92570

319190046
EMILIO GARCIA
20120 MEAD ST
PERRIS CA 92570

319190048
LINDA VAN HAVERMAAT
20830 KELLY LN
PERRIS CA 92570

319190049
KARANDHIR SINGH GILL
18388 HIDDEN RANCH RD
RIVERSIDE CA 92508

319190052
TANGEE N. KELLY
20523 BROWN ST
PERRIS CA 92570

319240002
FERNANDO PEREZ
20695 KELLY LN
PERRIS CA 92570

319240011
ADDIE DAVIS
20835 HOEHN AVE
PERRIS CA 92570

319240040
ROBERT ZAMBRANO
20895 HOEHN AVE
PERRIS CA 92570

319240004
MOUNIR R. GIRGUIS
18030 BROOKHURST
FOUNTAIN VALLEY CA 92708

319240010
SCOTT ESTATE TRUST 2018
2681 GLENROSE AVE
ALTADENA CA 91001

319240041
HEMINGWAY HELEN L
20865 HOEHN AVE
PERRIS CA 92570

319240044
KEN L. SMITH
20890 HOEHN AVE
PERRIS CA 92570

319240005
HAMILTON EDWARD
1143 E 150TH ST
COMPTON CA 90220

319240007
SCOTT ESTATE TRUST 2018
2681 GELNROSE AVE
ALTADENA CA 91001

319240018
RAUL RODRIGUEZ
20703 KELLY LN
PERRIS CA 92570

319240025
JUAN CARRILLO
20715 KELLY LN
PERRIS CA 92570

319240027
JOSE ALFREDO C PEREZ
20705 KELLY LN
PERRIS CA 92570

319190018
SEVERA RODRIGUEZ
20159 BROWN ST
PERRIS CA 92570

319190047
SIDNEY P. GREEN
20633 NANDINA AVE
PERRIS CA 92570

319240043
JOSE ANGEL CHAVEZ
20935 HOEHN AVE
PERRIS CA 92570

319240045
ROBBIE D. SANDERS
20860 HOEHN AVE
PERRIS CA 92570

319240046
ROGELIO CAZAREZ
1125 S WILLOWBROOK AVE
COMPTON CA 90220

319240047
LILIA T. LOPEZ
20255 MURAL ST
PERRIS CA 92570

Mounir Girguis
8907 Warner Avenue, Suite 203
Fountain Valley, CA 92728

Mounir Girguis
18208 Santa Joanana
Fountain Valley, CA 92708

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Matlock Design Build
1614 E. Holt Blvd., Ste 106
Ontario, CA 91761
Attn: Jessica Morley

Valued Engineering, Inc.
600 N. Mountain Avenue,
Upland, CA 91786
Attn: Jeff Meiter

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

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

TPM37293 / PP26257 / EA43023
Project Title/Case Numbers

County Contact Person

Phone Number

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

Project Applicant

Address

The project site is located north of Mack Street, south of Kelly Lane, east of Mead Street, and west of Brown Street. The address of the existing dwelling is 20851 Kelly Lane.

Project Location

Tentative Parcel Map No. 37293 is a Schedule "H" map proposal that will subdivide a ten (10)-acre property into two (2), five (5)-acre parcels. The existing residential dwelling and accessory structures will remain on Parcel 1. Plot Plan No. 26257 is a proposal for a religious assembly facility that will be located on the northern half of Parcel 2. It includes a 5,245-square foot building that will accommodate 100 people, 62 parking spaces, on-site septic tank advanced treatment unit, leach fields, and a bio-retention basin. Off-site improvement includes paving Kelly Lane from the Brown Street and Kelly Lane intersection to the westerly edge of Parcel 2. Water line and other utilities (i.e., phone and cable) will be extended to service the proposed facility.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 5, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

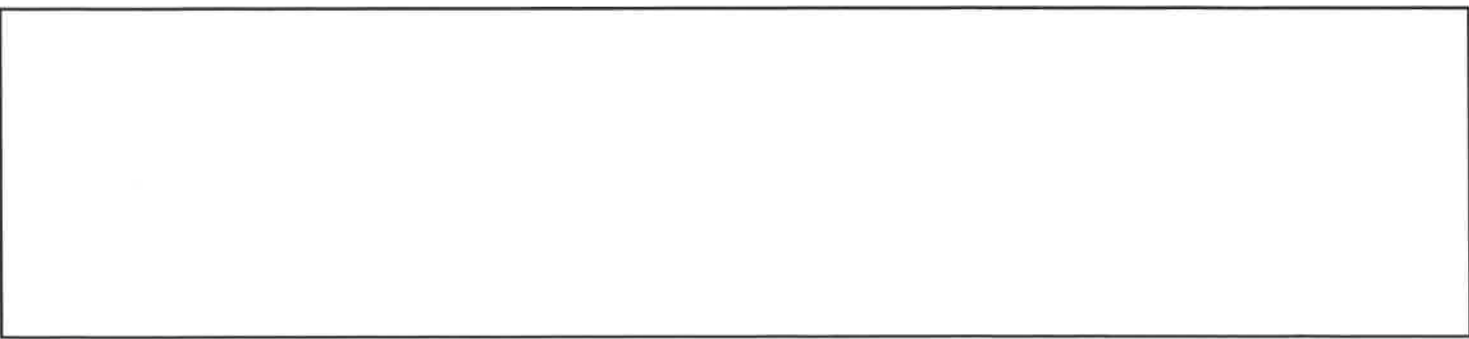
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06393)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Matlock Associates
1614 E Holt Blvd, Ste 106
Ontario, Ca 91761

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06393	05/08/2017	05/08/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06393	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS		
20851 Kelley Ln Perris,	SUB TOTAL	\$2,266.25

TOTAL DUE	\$2,266.25
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.

