

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Date: October 28, 2013

To: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations
Affected Property Owners
(see attached distribution list)

Subject: Notice of Preparation (NOP) for the preparation of an Environmental Impact Report (EIR) for the Cornerstone Community Church Construction Project (Planning Application No. 12-0194), located at 34570 Monte Vista Drive, which includes modification of existing Riverside County Public Use Permit 778 as follows: Phase 1: (a) construction of a new one story 17,315-square-foot preschool and daycare building for 170 children, (b) construction of a new 2,438-square-foot maintenance building, and (c) two new parking areas (east side), and (d) paving an existing unimproved parking area; Phase 2: construction of a new three-story 23,024-square-foot administration building, which includes a 1,365-square-foot institutional kitchen facility. Notice of public scoping meeting for the proposed project.

Lead Agency: City of Wildomar

Contact: Matthew C. Bassi, Planning Director

Project Title: Cornerstone Community Church Construction Project

Project Location: 34570 Monte Vista Drive in Wildomar, California (see **Figure 1, Regional Vicinity Map**). The City of Wildomar is located in Riverside County. Wildomar encompasses approximately 24.3 square miles, or 15,571.8 acres, generally bounded by rural residential uses to the west, the City of Lake Elsinore to the north and northwest, the City of Murrieta to the south and southeast, and the City of Menifee to the east, with Interstate 15 (I-15) bisecting the city. The US Census Bureau estimated the 2011 population of Wildomar at 32,922. The city is located on the Wildomar, Murrieta, and Romoland USGS 7.5-Minute Quad Maps, 33°37'30" North, 117°15'20" West.

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Wildomar, as lead agency, will prepare an Environmental Impact Report (EIR) for the modification of an existing Public Use Permit (PUP) for Cornerstone Community Church (referred to herein as proposed project or project). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Wildomar (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The City is soliciting your comments on the scope of the analysis to be contained in the EIR.

In compliance with the time limits mandated by CEQA, the comment period for this NOP is **30 days** starting on **November 1, 2013, and ending on December 2, 2013.** **Your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice pursuant to CEQA Guidelines Section 15082(b),** and must include the name of a contact person at your agency or organization.

Please send or e-mail your written responses to:

Matthew C. Bassi, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
mbassi@cityofwildomar.org

PUBLIC SCOPING

A public scoping meeting will be conducted to provide the public with the opportunity to learn more about the proposed project and to provide an opportunity for a full discussion of the environmental issues that are important to the community. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning the environmental issues that should be included in the EIR. The oral and written comments provided during the meeting will assist the City in scoping the potential environmental effects of the project to be addressed by the EIR. The scoping meeting will be held at the following time and location:

Monday, November 18, 2013 from 6:00 to 7:00 p.m.
City of Wildomar, City Council Chambers
23873 Clinton Keith Road, Suite 111
Wildomar, CA 92595

If you have further questions or require additional information, please contact Matthew C. Bassi, Planning Director, at (951) 677-7751, ext. 213, or mbassi@cityofwildomar.org.

Signature:  Title: Planning Director

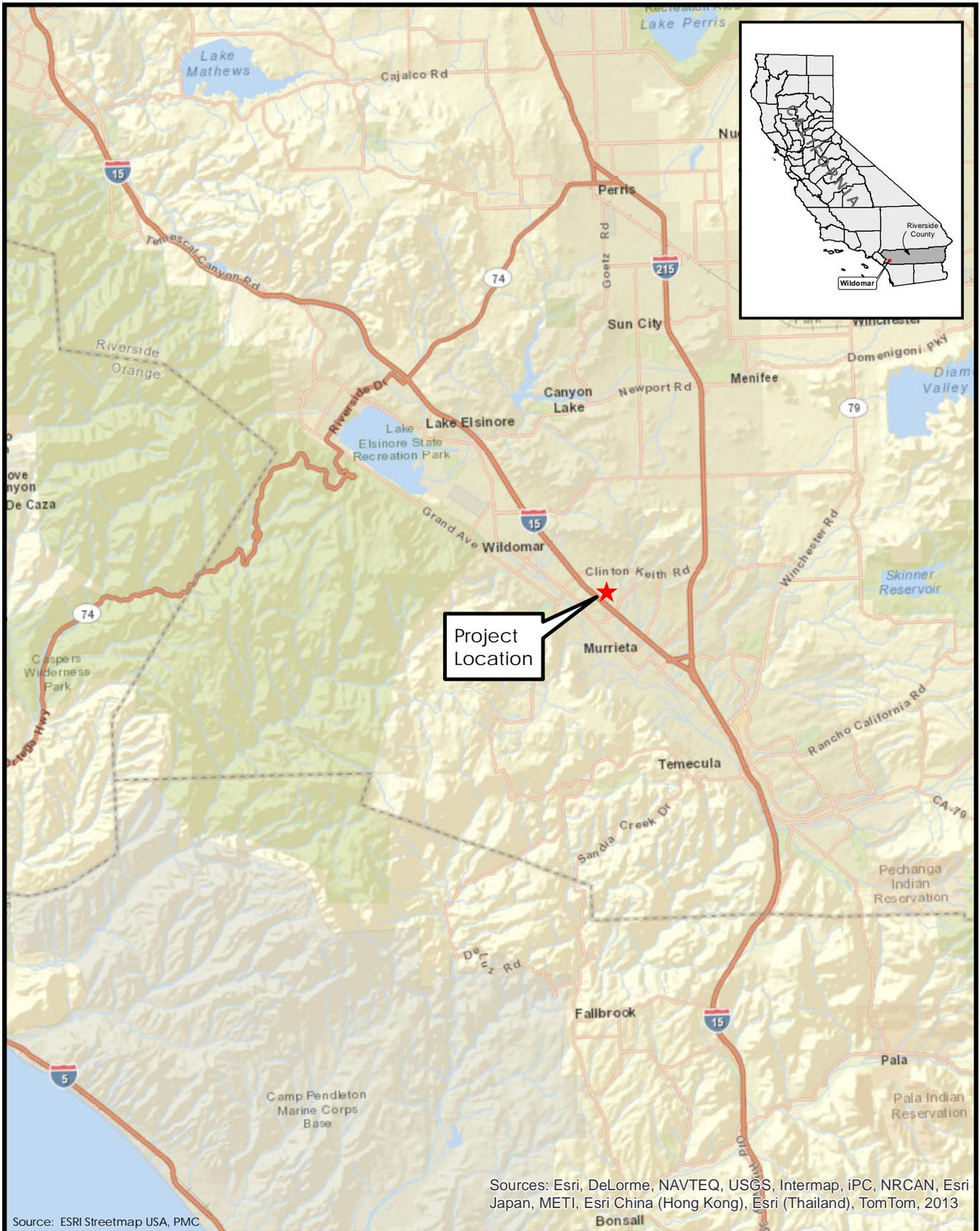


Figure 1
Regional Vicinity Map

PROJECT DESCRIPTION

Project Background

Cornerstone Community Church began as Public Use Permit 600 approved in 1988 as a single building. As shown in **Table 1**, the church has grown gradually and currently has six buildings totaling approximately 84,730 square feet on approximately 63.51 acres (see **Figure 2, Aerial Photograph**). In addition to the buildings, the church campus also contains three parking lots with space for up to 435 cars, a sports field accommodating both baseball and football, a quadrangle in the center of the church buildings, and landscaping throughout the site.

TABLE 1
CORNERSTONE COMMUNITY CHURCH BUILDING CONSTRUCTION HISTORY

Year	Permit	Building Size in Square Feet	Building
1988	Public Use Permit 600	3,840	Church
1994			Cornerstone Community Church Acquires Existing Church
1996	Public Use Permit 778	9,285	Sanctuary (small church)
1999	Public Use Permit 778	15,786	Classroom building
2002	Public Use Permit 778	55,819	Gymnasium, new sanctuary, and classroom building
	Total	84,730	

Existing Church Vehicle Access

Access to the site is from Monte Vista Drive, a north-south Secondary Highway with a planned right-of-way of 100 feet but with an existing right-of-way of 52 feet, and from Via Carnaghi Lane, an unpaved local roadway with a planned right-of-way of 60 feet and an existing graded section that varies in size. Primary access to the church is from Monte Vista Drive through two driveways, each of which has two lanes. The driveways allow for one-way traffic only, either ingress or egress from the facility. The ingress driveway is the southernmost of the driveways and leads to a one-way driveway loop that circles the church buildings in a counterclockwise fashion. This circular driveway also provides paved access to the parking areas east of the church as well as a connection to Via Carnaghi Lane. The Via Carnaghi Lane connection can be gated at the north end of the lane to prevent traffic entering the northernmost parking lot.

Existing Church Utilities

The existing church receives water from the Elsinore Valley Municipal Water District (EVMWD) through an 8-inch water line in Monte Vista Drive. Wastewater is collected and treated on-site through a network of five septic tanks totaling 17,500 gallons and 26 leach pits. The design for the existing system was approved by Riverside County Environmental Health in October of 2001. Power and telephone service is provided through overhead lines in Monte Vista Drive in front of the facility. All of the utilities are underground within the church property.

Church Operations

The church operates the Cornerstone Christian School, which is a pre-kindergarten through 12th grade school with approximately 240 students. School hours are typically 7:45 a.m. to 3:00 p.m. weekdays. In addition to the students, approximately 100 church and school employees are on-site on school days, including pastoral staff, church administrative staff, school office staff, teachers, coaches, and maintenance, landscaping, custodial, event, and production staff.

The church also has numerous other events that extend activities at the facilities until 9:00 p.m. on Mondays through Thursdays and up to 10:00 p.m. on Fridays. Activities on Saturday and Sunday can start as early as 8:00 a.m. and are usually concluded by 8:30 p.m. With the exception of worship services on Saturday and Sunday, most of the activities have less than 250 people in attendance. The church holds two services on Saturday (5:00 p.m. and 6:30 p.m.) that typically draw up to 500 worshipers for each service. Three Sunday services are held (9:00 a.m., 10:20 a.m. and 11:40 a.m.) that typically draw a total up to 1,000 worshipers for each service.

The church occasionally has sporting events that require lighting provided by portable task lighting with power generators.

Proposed Cornerstone Community Church Project PA 12-0194

Construction

The proposed project will be constructed in at least two phases. While unlikely, it is possible that both phases would be built simultaneously or that more than two phases will be needed for construction.

Phase 1

The church anticipates constructing Phase 1 beginning in 2014 and concluding in the winter of late 2014 or early spring of 2015.

Preschool Building

A new single-story 22-foot-high, stand-alone 17,315-square-foot preschool building is proposed west of the existing sanctuary in the existing parking lot/sport court area (see **Figures 3A through 3D, Site Plan Sheets 1 through 4, and Figure 4A, Building Elevations, Preschool 1 of 2 and Figure 4B 2 of 2**). As shown in **Figure 3**, the preschool will have its own student drop-off and pickup area and secure playground areas. Two water quality basins will be constructed in the former paved parking area, and the on-site parking area and driveways will be reconfigured to accommodate the new building. The preschool is designed to accommodate a capacity of 170 new preschool students.

Maintenance Building

The former home and outbuildings located south of the existing paved parking lot east of Via Carnaghi Lane will be demolished and a new 20-foot 5-inch single-story maintenance building of approximately 2,438 square feet will be constructed (see **Figure 3C, Site Plan Sheet 3 of 4, and Figure 5, Building Elevation, Maintenance Building**). The maintenance building will house lawn mowers, ladders, leaf blowers, tools, and other maintenance equipment needed for the church grounds. The building is also used to construct sets for plays and performances at the church. The building will be located at the east end of a new paved parking area with access to Via Carnaghi Lane.

Landscaping and Lighting

As part of the proposed construction in Phase 1, landscaping will be provided consistent with the existing landscape plan on the property. The proposed landscaping is shown in **Figure 6A, Landscape Plan, Sheet 1 of 2** and **Figure 6B Landscape Plan, Sheet 2 of 2**. As part of the overall site improvements, pedestrian and safety lighting will be installed similar to the existing church. In addition, parking lot lighting will be provided.

Parking

Construction of the new preschool will result in the loss of 75 of the existing 90 parking spaces. Through reconfiguration of the drive aisles and striping of the pavement, 7 of the 75 spaces can be recovered, for a total of 22 spaces.

Two new parking areas are proposed and an existing unimproved parking area will be paved. The first is a new 274-stall “upper” parking lot that will be constructed east of the existing paved parking area at the northern end of Via Carnaghi Lane. Access to this new lot will be through the existing paved lot as shown in **Figure 3A, Site Plan Sheet 1 of 4**, and through a separate drive to the existing unimproved parking area to the south. The second new parking lot will be constructed to the west of the new maintenance building and will provide 45 new spaces. An existing unimproved “lower” parking lot will be paved and will also provide drive access to the new upper parking lot. Improvements at the lower parking lot will result in 64 additional parking spaces. When complete, the project will result in a total of 701 parking spaces, 390 more spaces than the existing 435 parking spaces that currently serve the church.

Access

All vehicle access will be provided from the existing driveways on Monte Vista Drive and Via Carnaghi Lane. No roadway or driveway improvements are proposed for Monte Vista Drive. Via Carnaghi Lane will be paved; however, an exception to City of Wildomar Road Standard Number 105 has been requested. The modified Section D, as shown on **Figure 3A, Site Plan Sheet 1 of 4**, would result in two 12-foot travel lanes, but would not provide for on-street parking, sidewalks.

Water

All of the new development will be served from the existing water connection on Monte Vista Drive. Additional fire hydrants will be installed as required by code for fire flow and may be located in one or more of the parking lots. Water will be extended to the landscape areas as necessary. Water demand will increase slightly as a result of the construction and is anticipated to require an additional 16,000 gallons per day above the existing demand.

Wastewater

As noted above, the existing church is served through a series of five septic tanks. As a result of this project, a new sewer line will extend from the northern (egress) driveway to an existing manhole approximately 1,800 feet north on Monte Vista Drive. The 8-inch gravity sewer line will enable the church to abandon the septic tanks. On-site trenching will occur to connect the existing buildings to the new sewer line. The proposed project is anticipated to generate 8,000 gallons of wastewater per day above the existing demand. Once completed, the sewer line will be conveyed to the Elsinore Valley Municipal Water District (EVMWD). **Figure 7, Proposed Monte Vista Road Sewer Line** shows the location of proposed EVMWD line in Monte Vista Drive.

Storm Drainage

The existing facility is served by one storm drainage basin and a series of planned and impromptu channels that convey stormwater west toward I-15. The proposed project includes construction of additional storm drainage basins, including one near the preschool and a larger basin at the south end of the new upper parking lot (see **Figure 3A, Site Plan Sheet 1 of 4**). In addition, a portion of the landscaping will be used as water quality basin(s) and will be integral to the stormwater collection and disposal system.

Grading

Minimal grading will be required for the preschool construction; however, the existing asphalt will need to be removed and foundations constructed for the new building. In addition, landscaping and stormwater basin areas will also be excavated. Similarly, paving the lower parking lot will not require significant grading. The upper parking lot will require grading and redistribution of materials amounting to approximately 24,500 cubic yards. The material will be used within the project site, resulting in balanced soil excavation and fill for the project. The preliminary grading plan is shown in **Figure 3D, Site Plan Sheet 4 of 4**.

Phase 2

Administration Building

A new three-story 50-plus-foot-high administration building of approximately 23,024 square feet will be constructed in the existing landscape and slope area south of the main sanctuary, courtyard, and classroom buildings (see **Figure 3A, Site Plan Sheet 1 of 4**). The building will be similar in design to the existing church buildings. (see **Figure 8A, Building Elevations, Administrative Building 1 of 2** and **Figure 8B, Building Elevations, Administrative Building 2 of 2**) Construction of the new building will eliminate approximately 43 parking spaces along the drive that leads around the existing buildings. While the building will be three stories, because of the existing slope it will allow ground-level access from both the drive and the courtyard. In addition to administrative and storage functions, the new building will also accommodate a 1,365-square-foot institutional kitchen facility and 4,586-square-foot dining room to serve the church.

Lighting

The proposed parking lot and field will be lighted while in use. Both the field and parking lot lighting will be designed to focus light to specific areas, limit over spill of light, and conform to Palomar Lighting Ordinance 655.

Signage

A new pylon sign will be constructed perpendicular to Monte Vista Dr. and conform to Wildomar Ordinance 17.252.

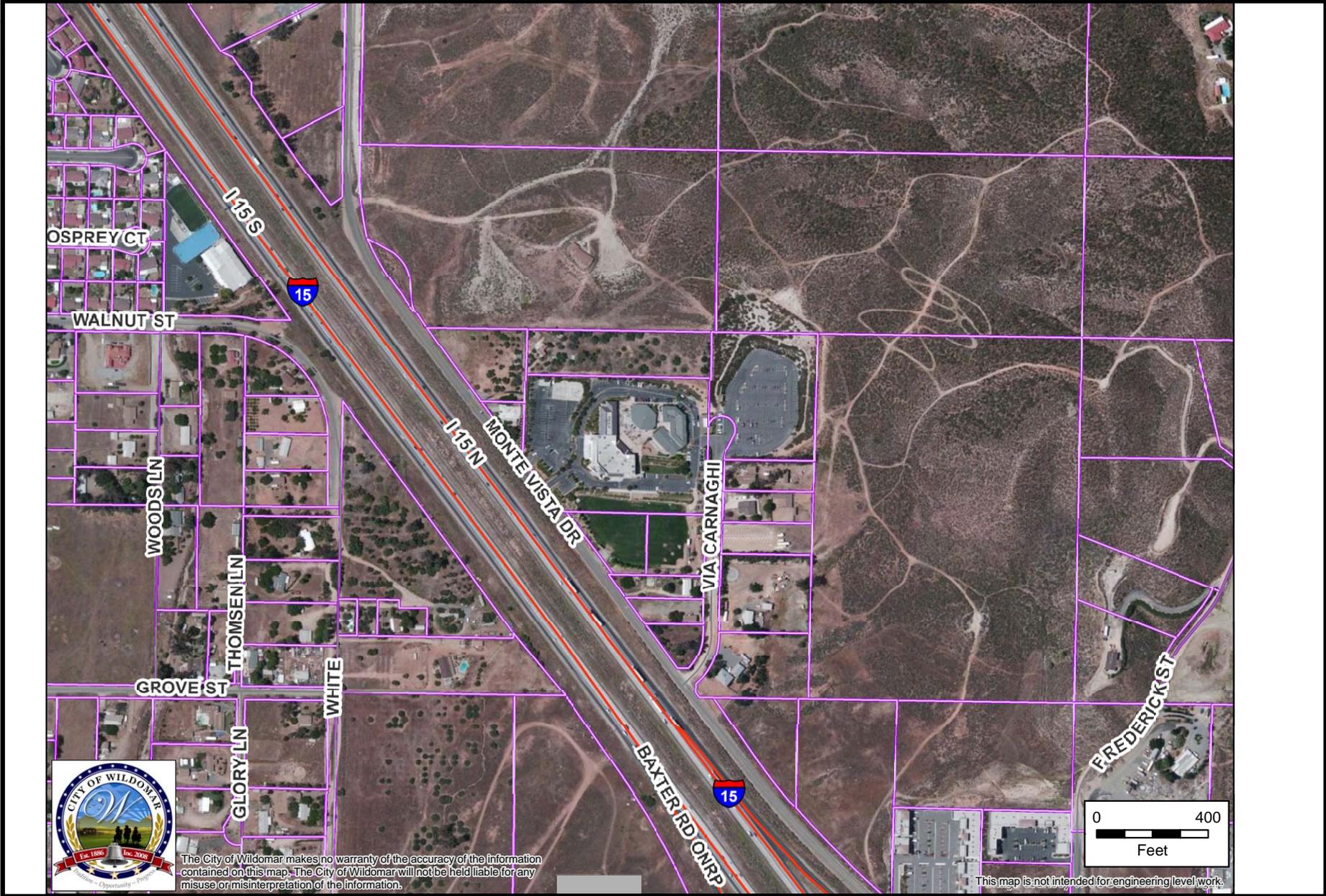
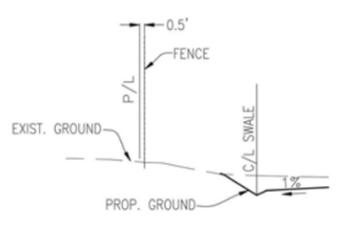
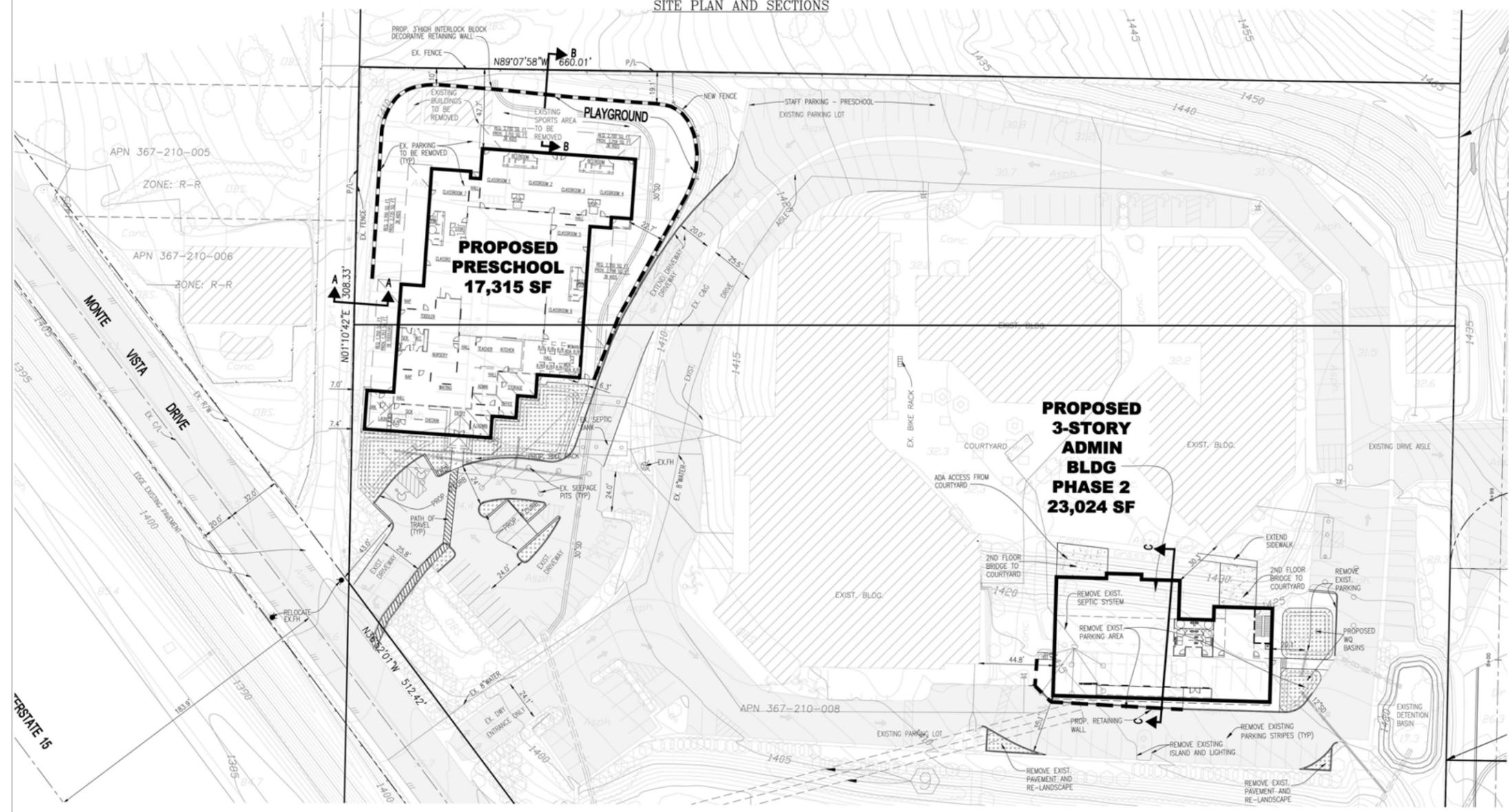


Figure 2
Aerial Photograph

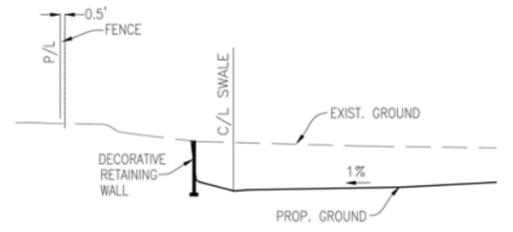


P.U.P. No. 778, REVISED PERMIT No. 4, (WILDOMAR APPLICATION NO. 12-0194)

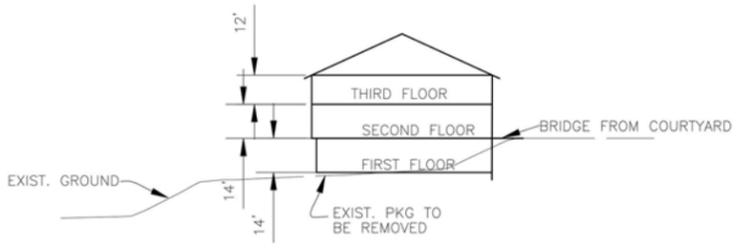
SITE PLAN AND SECTIONS



SECTION "A"
SCALE: 1"=5' H&V



SECTION "B"
SCALE: 1"=5' H&V



SECTION "C"
SCALE: 1"=20' H&V

DATE	REVISIONS	SHEET No.
		2
		of 4 sheets

OWNER/CLIENT: Cornerstone Community Church
34570 Monte Vista Rd.
Wildomar, CA. 92595
(951) 674-8661 Office
(951) 674-9603 Fax

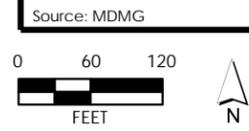


Figure 3b
Site Plan Sheet 2 of 4



T:_CS\Work\Wildomar, City of\Cornerstone Church\Figures

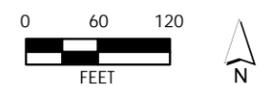
Source: MDMG

P.U.P. No. 778, REVISED PERMIT No. 4, (WILDOMAR APPLICATION NO. 12-0194)

CONCEPTUAL GRADING



Source: MDMG



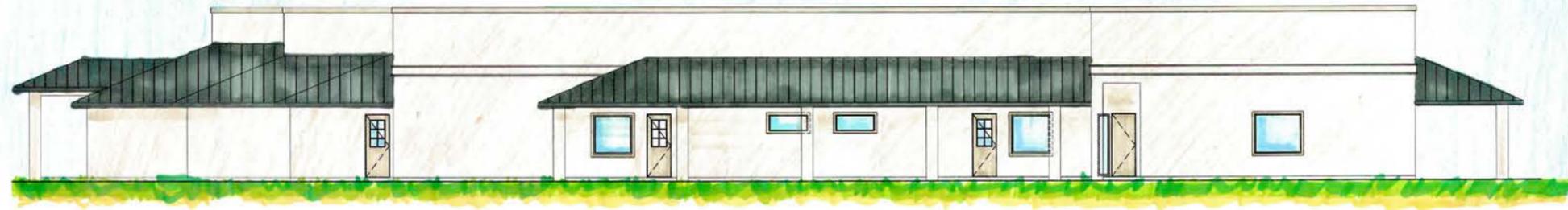
SHEET No.
4
of 4

Figure 3d
Site Plan Sheet 4 of 4
PMC



Source: Application Materials

Figure 4a
Building Elevations, Preschool 1 of 2



EAST ELEVATION



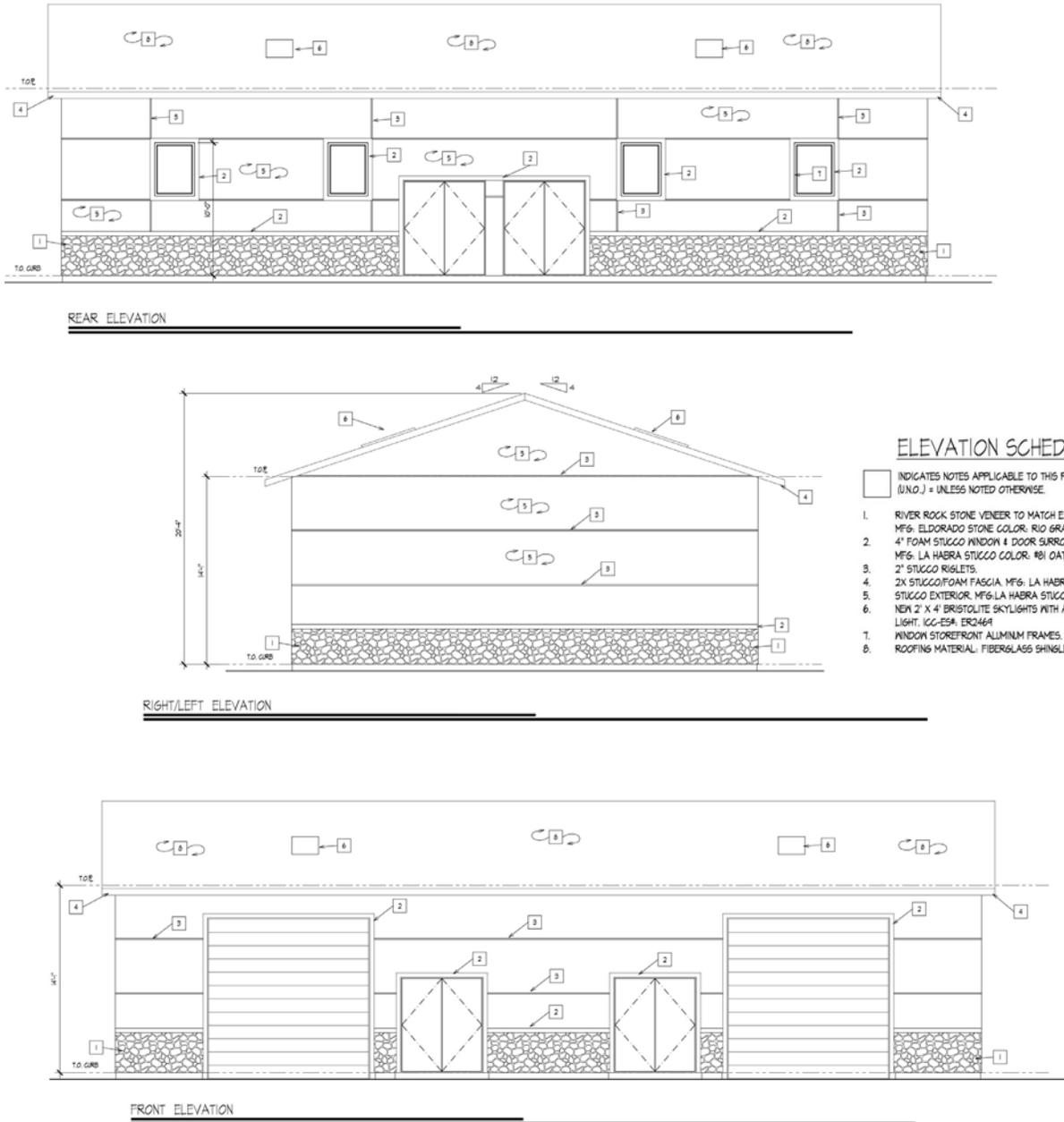
NORTH ELEVATION



WEST ELEVATION

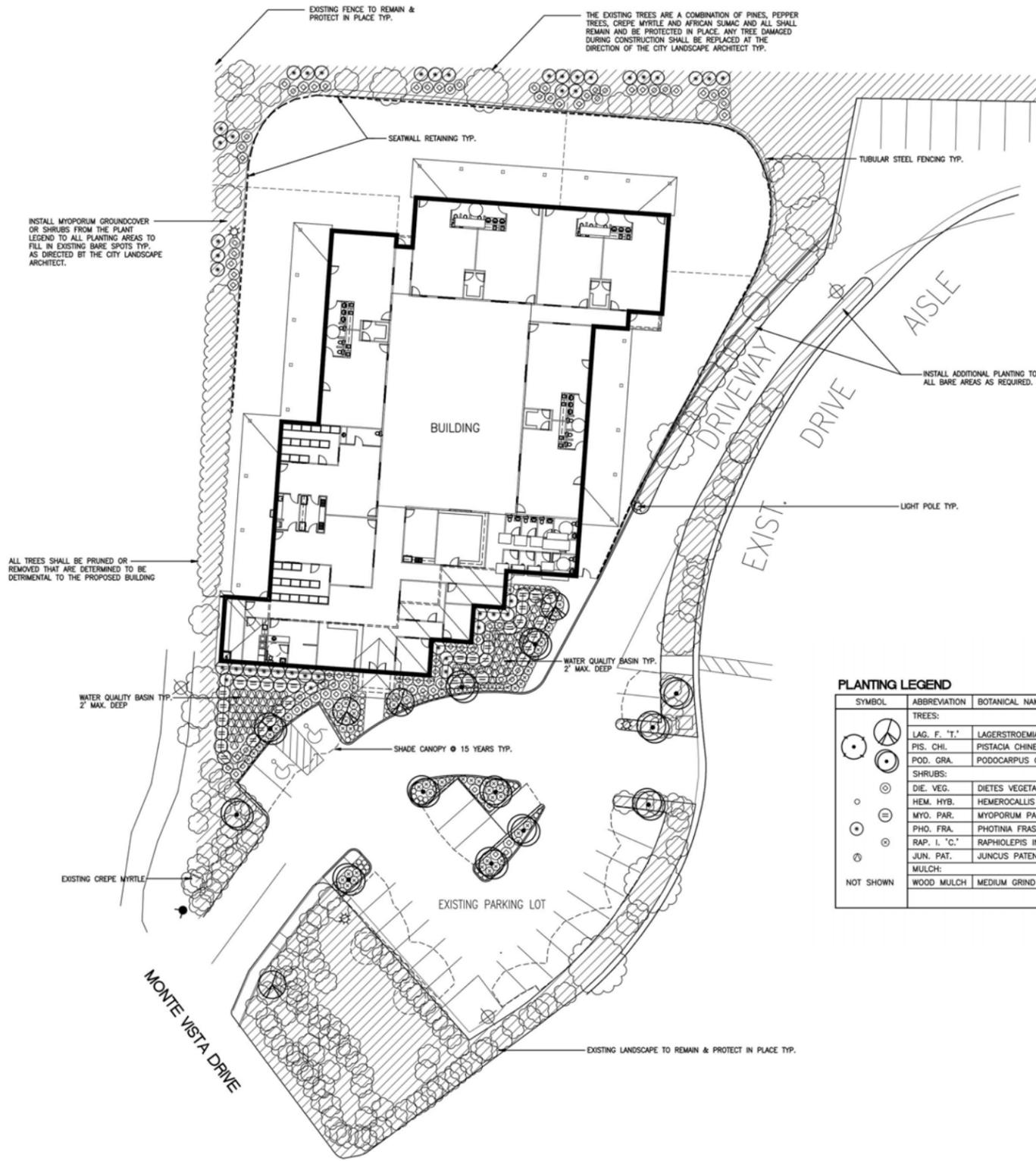
Source: Application Materials

Figure 4b
Building Elevations, Preschool 2 of 2



Source: Dave Madden Architect

Figure 5
Building Elevation, Maintenance Building



NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. ALL EXISTING PLANTING SHALL REMAIN & PROTECT IN PLACE. ALL EXISTING PLANTING IN DAMAGED OR IN POOR CONDITION SHALL BE REPLACED @ THE DIRECTION OF THE CITY LANDSCAPE ARCHITECT.

SHADE REQUIREMENT

REQUIRED 26 SPACES @ 162 S.F. EA= 4,212 S.F.
 4,212 S.F. @ 40% COVERAGE REQUIRED= 1,685 S.F.
 ACTUAL AREA SHADED= 2,070 S.F.

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 26 SPACES @ 162 S.F. EA= 4,212 S.F.
 4,212 S.F. @ 10% COVERAGE REQUIRED= 421 S.F.
 ACTUAL AREA = 452 S.F.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
LAG. F. 'T.'	LAGERSTROEMIA FAJERI 'TUSCARORA'	RED CREPE MYRTLE	24" BOX	4	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M	
PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M	
POD. GRA.	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	12	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M	
SHRUBS:							
DIE. VEG.	DIETES VEGETA	FORTNIGHT IRIS	5 GAL	80	FULL & BUSHY @ 4' O.C.	M	
HEM. HYB.	HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	60	FULL & BUSHY (50% ORANGE & YELLOW)	M	
MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	34	FULL & SPREADING @ 5' O.C.	M	
PHO. FRA.	PHOTINIA FRASERI	PHOTINIA	5 GAL	42	FULL & BUSHY @ 5' O.C.	M	
RAP. I. 'C.'	RAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL	85	FULL & BUSHY @ 3' O.C.	M	
JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	66	3' O.C. TYP. - ROCK MULCH IN BIOSWALE AREAS TYP.	M	
MULCH:							
NOT SHOWN	WOOD MULCH	MEDIUM GRIND WOOD MULCH	WOOD MULCH	3" MAX.	AS REQ'D. 3" DEEP-IN ALL PLANTING AREAS		

Source: Alhambra Group

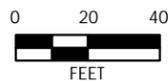


Figure 6a
 Landscape Plan, Sheet 1 of 2



PLANTING LEGEND							
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
⊙	LAG. F. 'T.'	LAGERSTROEMIA FAUERI 'TUSCARORA'	RED CREPE MYRTLE	24" BOX	5	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
⊙	PIS. CH.	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	89	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
⊙	POD. GRA.	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	75	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
SHRUBS:							
⊙	DIET. VEG.	DIETES VEGETA	FORTNIGHT IRIS	5 GAL	152	FULL & BUSHY @ 4' O.C.	M
⊙	HEM. HYB.	HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	282	FULL & BUSHY (50% ORANGE & YELLOW)	M
⊙	MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	2012	FULL & SPREADING @ 5' O.C.	M
⊙	PHO. FRA.	PHOTINIA FRASERI	PHOTINIA	5 GAL	232	FULL & BUSHY @ 5' O.C.	M
⊙	IND. HAM.	INDIAN HAWTHORN	INDIAN HAWTHORN	5 GAL	542	FULL & BUSHY @ 3' O.C.	M
⊙	JUN. PAT.	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	-	3' O.C. TYP. - ROCK MULCH IN BIOSWALE AREAS TYP.	M
MULCH:							
NOT SHOWN	WOOD MULCH	MEDIUM GRIND WOOD MULCH	WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP-IN ALL PLANTING AREAS	

SHADE REQUIREMENT

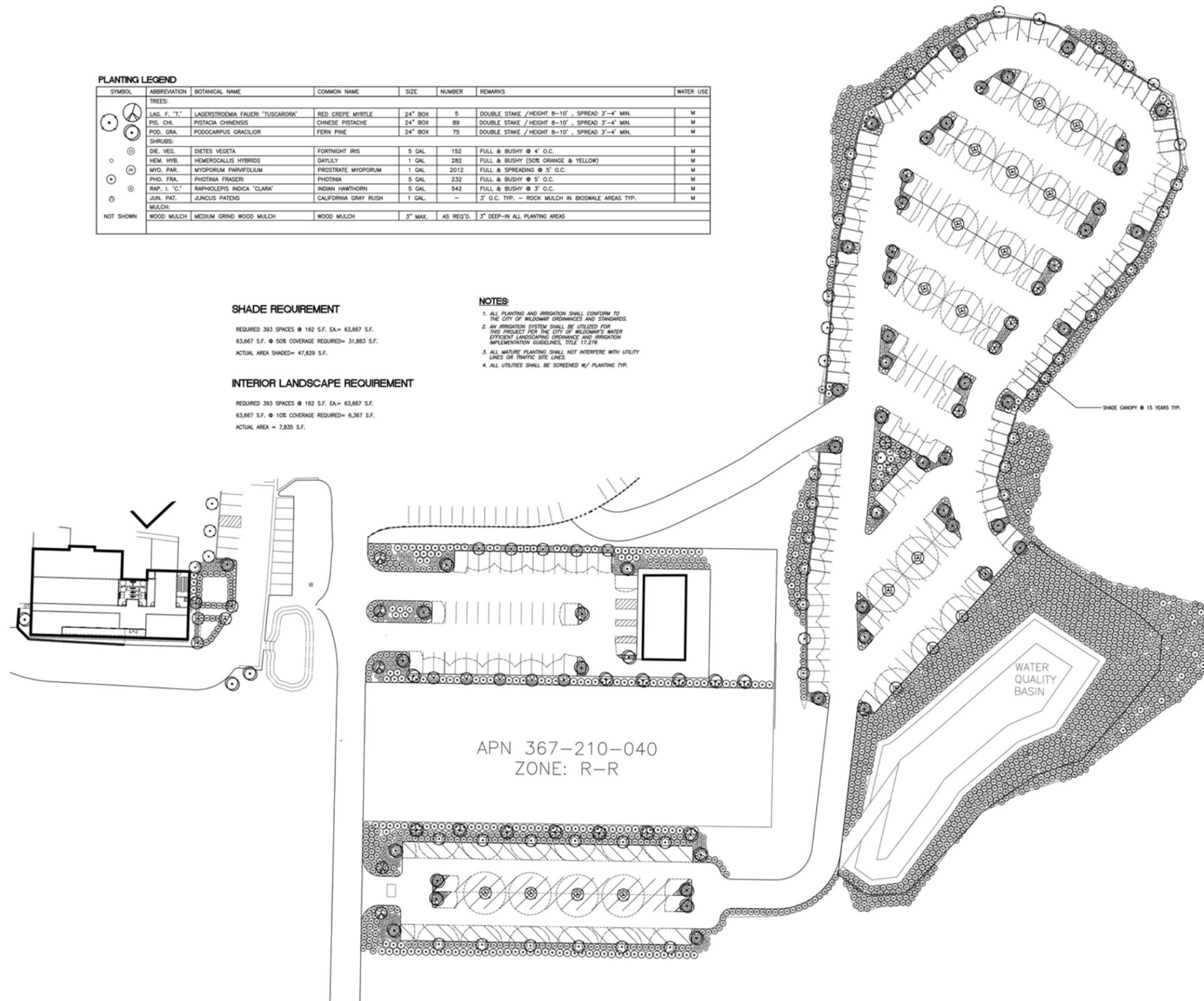
REQUIRED 393 SPACES @ 162 S.F. EA = 63,667 S.F.
 63,667 S.F. @ 50% COVERAGE REQUIRED = 31,833 S.F.
 ACTUAL AREA SHADED = 47,629 S.F.

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 393 SPACES @ 162 S.F. EA = 63,667 S.F.
 63,667 S.F. @ 10% COVERAGE REQUIRED = 6,367 S.F.
 ACTUAL AREA = 7,835 S.F.

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.

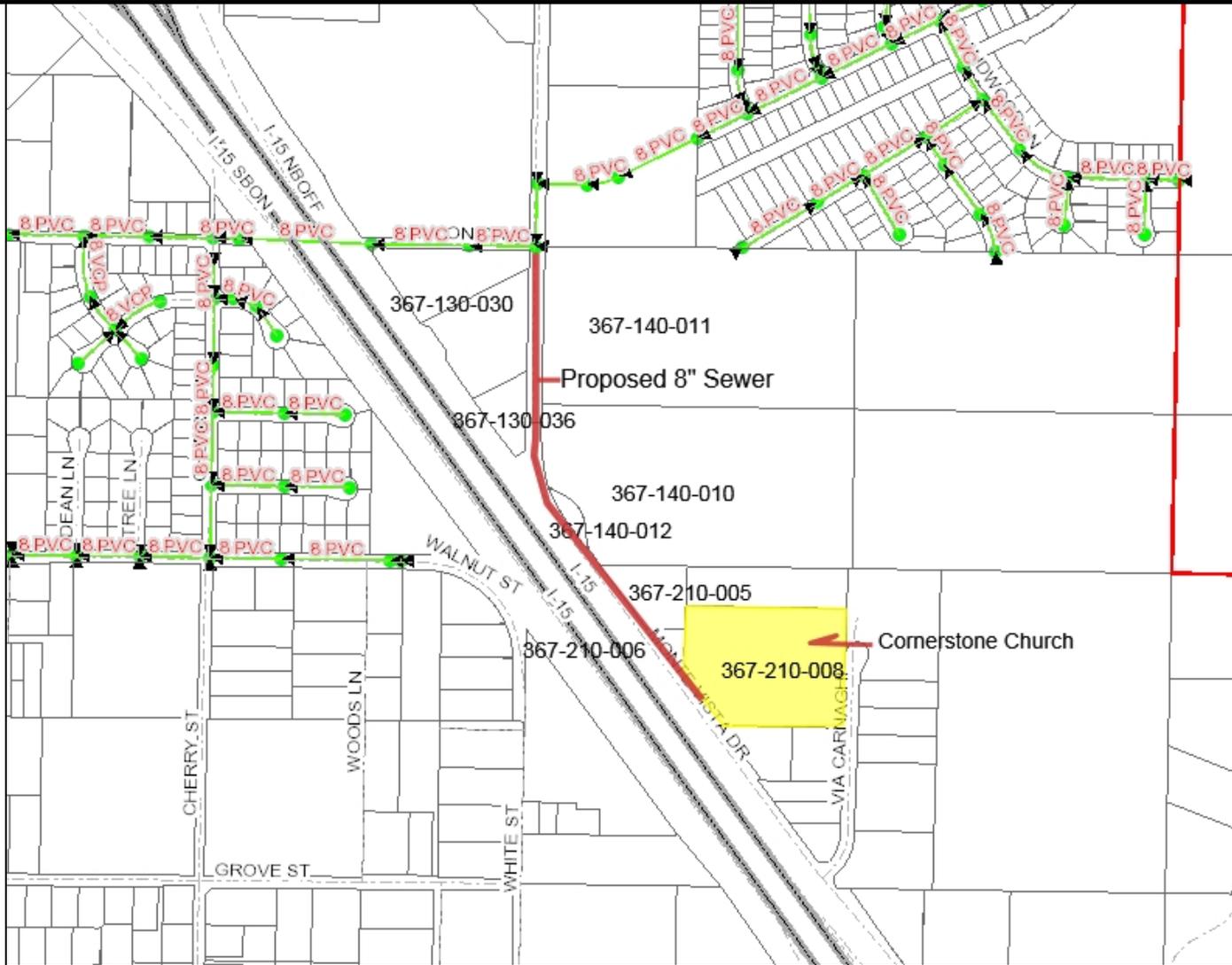


APN 367-210-040
 ZONE: R-R

Source: Alhambra Group



Figure 6b
 Landscape Plan, Sheet 2 of 2



- Legend**
- EVMWD Boundary
 - Highways
 - - - Street Centerlines
 - Parcels
 - Waterbodies
 - > Gravity Mains
 - 8 PVC Label Gravity Mains Diameter
 - Manhole

1: 7,355



Data Sources: EVMWD, County of Riverside

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

Notes

Surrounding parcels are identified by APN

8/14/2013 12:08:45 PM

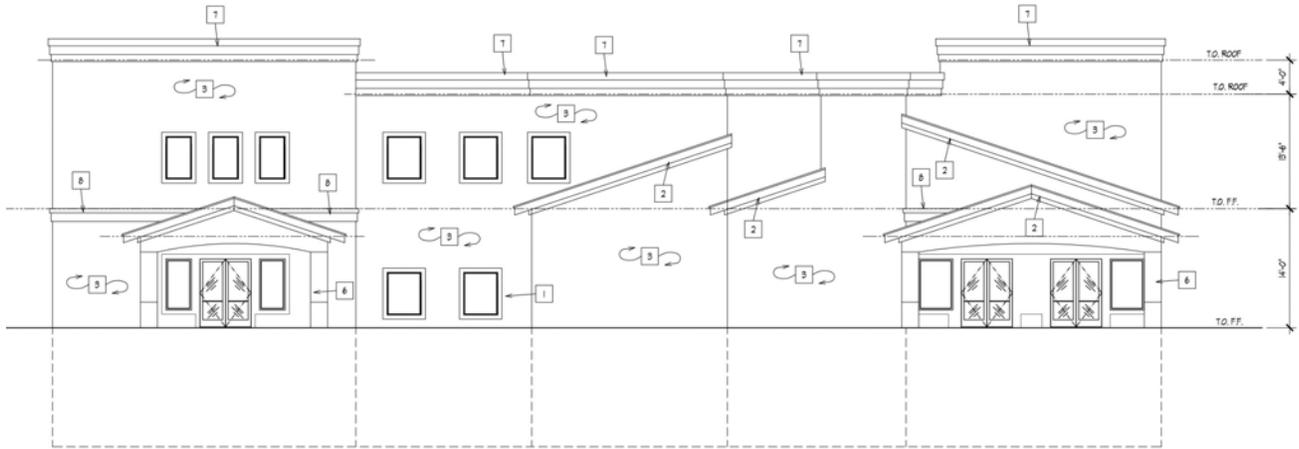
Figure 7
Proposed Monte Vista Road Sewer Line



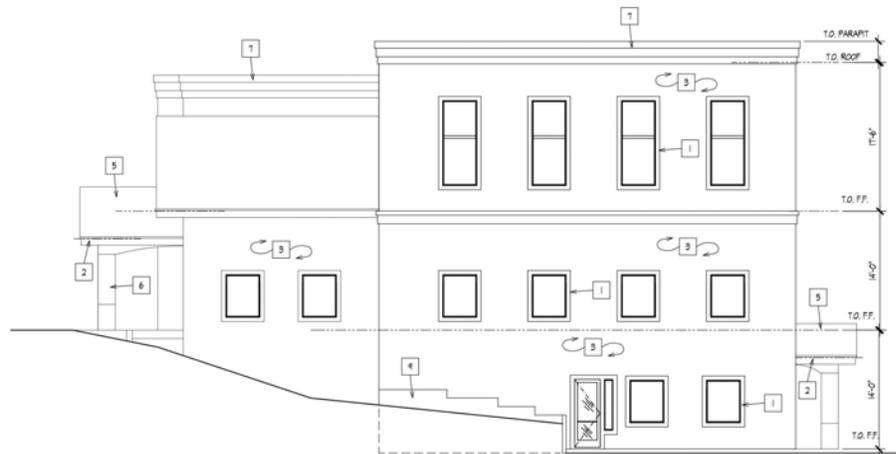
ELEVATION SCHEDULE

☐ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY
(U.N.O.) = UNLESS NOTED OTHERWISE.

1. 6" FOAM STUCCO WINDOW & DOOR SURROUNDS.
MFG: LA HABRA STUCCO COLOR: #81 OATMEAL
2. 2X STUCCO/FOAM FASCIA. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL
3. STUCCO EXTERIOR. MFG: LA HABRA STUCCO COLOR: #830 CLAY.
4. WINDOW STOREFRONT ALUMINUM FRAMES. COLOR: BLACK
5. ROOFING MATERIAL: FIBERGLASS SHINGLE ROOFING
6. 24" SQUARE COLUMNS. MFG: LA HABRA STUCCO COLOR: #830 CLAY
7. 2'-8" FOAM STUCCO CAP. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL
8. 18" FOAM STUCCO BELLY BAND. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL
9. RETAINING WALL PER PLAN.



REAR ELEVATION



LEFT ELEVATION

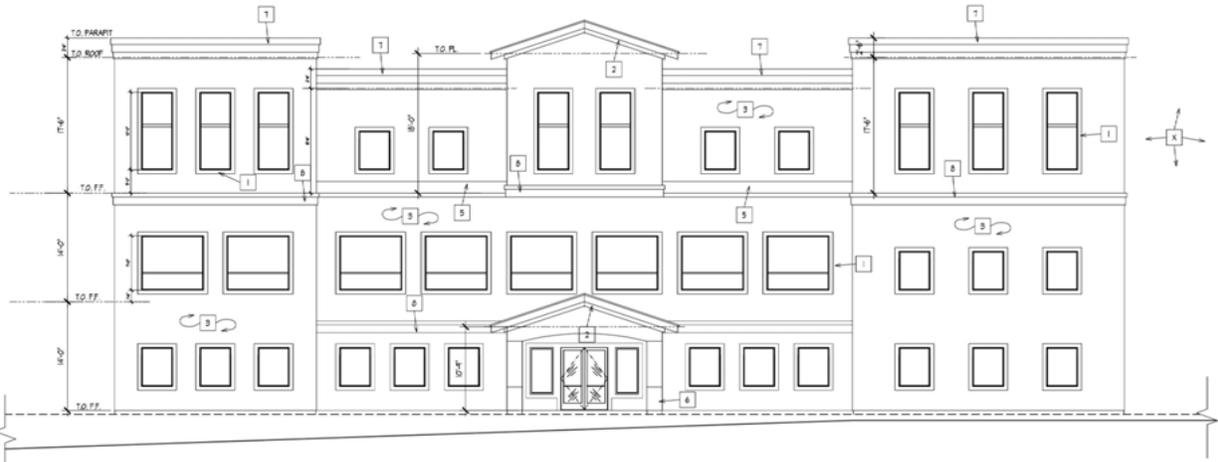
Source: Dave Madden Architect

Figure 8a
Building Elevations, Admin Building 1 of 2

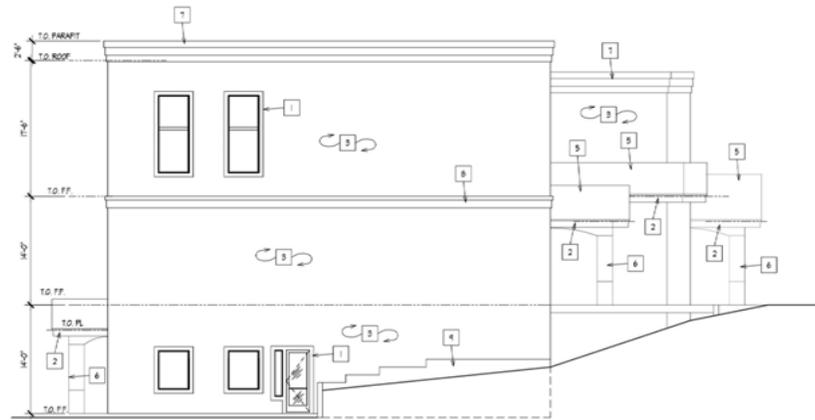
ELEVATION SCHEDULE

☐ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY!
(U.N.O.) = UNLESS NOTED OTHERWISE.

1. 6" FOAM STUCCO WINDOW & DOOR SURROUNDS.
MFG: LA HABRA STUCCO COLOR: #81 OATMEAL.
2. 2X STUCCO/FOAM FASCIA. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL.
3. STUCCO EXTERIOR. MFG: LA HABRA STUCCO COLOR: #830 CLAY.
4. WINDOW STOREFRONT ALUMINUM FRAMES. COLOR: BLACK.
5. ROOFING MATERIAL: FIBERGLASS SHINGLE ROOFING.
6. 24" SQUARE COLUMNS. MFG: LA HABRA STUCCO COLOR: #830 CLAY.
7. 2'-8" FOAM STUCCO CAP. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL.
8. 18" FOAM STUCCO BELLY BAND. MFG: LA HABRA STUCCO COLOR: #81 OATMEAL.
9. RETAINING WALL PER PLAN.



FRONT ELEVATION



RIGHT ELEVATION

Source: Dave Madden Architect

Figure 8b
Building Elevations, Admin Building 2 of 2

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Project Title:** Cornerstone Community Church (Public Use Permit Modification - Planning Application No. 12-0194).
2. **Lead Agency Name and Address:** City of Wildomar, 23873 Clinton Keith Road, Suite 201, Wildomar, CA 92595
3. **Lead Agency Contact Person and Phone Number:** Matthew C. Bassi, Planning Director; (951) 677-7751, ext. 213
4. **Project Location:** East side of Monte Vista Drive approximately 3,200 feet south of Bundy Canyon Road and 3,000 feet north of Baxter Road in the City of Wildomar; Assessor's Parcel Numbers 367-210-008, 018, 034, 035, 039, 041, 043, and 367-140-008; Township 6 south, Range 4 west, Section 36
5. **Project Sponsor's Name and Address:** Pastor Jeff Rosen, Cornerstone Community Church
6. **Project General Plan Designation:** BP, Business Park
7. **Project Zoning:** R-R, Rural Residential
8. **Description of Project:** Planning Action (PA) to modify the existing PUP 778 for the Cornerstone Community Church. The modification will allow for the construction of a preschool, administrative office building, kitchen, and new parking lots at the existing church. The construction is anticipated to occur over two phases. As part of the project, a new approximately 1,800-lineal-foot sewer line will be constructed in Monte Vista Drive to connect to an existing Elsinore Valley Municipal Water District sewer manhole. By connecting to the sewer, the proposed project can abandon the existing on-site septic tanks.
9. **Surrounding Land Use Designations and Zone District:**
North – Land Use: MDR, Medium Density Residential; Zoning: R-R, Rural Residential
South – Land Use: BP, Business Park; Zoning: R-R, Rural Residential
East – Land Use: MDR, Medium Density Residential; Zoning: R-R, Rural Residential
West – Land Use: MUPA, Mixed Use Planning Area; Zoning: R-R, Rural Residential
10. **Other Public Agency Required Approvals:**

The Elsinore Valley Municipal Water District (EVMWD) must approve the installation of the new sewer line and accept the line into their collection system as part of the project.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is "Potentially Significant" or "Less Than Significant Impact With Mitigation Incorporated" as indicated by the checklist on the following pages. If the item is checked, one or more of the issue areas from the checklist will be discussed in the EIR.

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

C. DETERMINATION

On the basis of this initial evaluation:

- 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 of the incorporated mitigation measures and revisions in the project have been made by 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.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative



Matthew C. Bassi, Planning Director

October 21, 2013

Mitigation Measures

The proposed project must be consistent with all City of Wildomar development standards and regulations. The project must also comply with all state and federal permitting requirements. Compliance with one or more regulations and permits will often fully mitigate an environmental impact. The EIR will indicate when an existing regulation addresses a potentially significant impact and how compliance with the regulation will mitigate the impact. Only when there is no existing regulation that applies to the issue will mitigation measures be recommended.

Mitigation measures are requirements of the project and must be monitored by the City for compliance by the project. Measures typically fall into one of the following categories:

Modification to the project. This type of measure might include an additional building setback to avoid a sensitive resource, or a change in driveway location or design for sight distance. The EIR will clearly identify the impact and how modification to the project would address the impact. Compliance with this measure would be evaluated as part of a permit review procedure (building permit, grading permit) and inspected prior to occupancy or completion of the project.

Actions prior to ground disturbance/construction. This type of measure might include a final grading plan, a survey for a biological resource, or other refinement to the conclusions in the EIR. The measure recognizes the space of time between preparation of reports for the EIR and the beginning of construction. This timing is often used when referring to development permits from other agencies such as the Regional Water Quality Control Board or the California Department of Fish and Wildlife. The City monitors compliance and will withhold authorization to proceed until compliance.

Actions curing ground disturbance/construction. This type of measure might involve dust control, noise abatement, traffic control, or cultural resources. The measures will be monitored by the City during construction, and in some cases a number for the public to call will be posted so that noncompliance can be easily reported. The City monitors compliance during construction and may employ consultants at the project's expense if specialized equipment or expertise is needed.

Ongoing operational requirements. While this type of mitigation is rare, it may include such things as limits to hours of operation and modifications to employee shift change times. The City typically includes compliance with these types of measures as part of the overall zoning enforcement activity for the City. However, the City may employ consultants at the project's expense if specialized equipment or expertise is needed to ensure compliance.

All mitigation measures are included in the Mitigation Monitoring and Reporting Program adopted by the City as part of any project approval. The Mitigation Monitoring and Reporting Program is a public document and part of the project file.

V. ENVIRONMENTAL ANALYSIS

1. Aesthetics

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	✓			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓			
e) Interfere with the nighttime use of the Mount Palomar Observatory, as protected through the Mount Palomar Observatory Lighting Ordinance?	✓			

DISCUSSION

- a) **Potentially Significant Impact.** The project site is located adjacent to a section of Interstate 15 (I-15) that is eligible to be designated a state scenic highway (County of Riverside 2003, Figure C-9; Caltrans 2012). The project site will be visible from the immediate surrounding area along Monte Vista Drive and from portions of I-15. While this portion of I-15 may be considered scenic and is eligible to be designated as a scenic highway, the scenic vistas from the freeway are of the surrounding mountains and their ridgelines. Most of the physical and visual changes associated with this project occurred with the construction of the main sanctuary as approved by PUP 778. The proposed preschool and kindergarten building will be at the north end of an existing parking lot, behind an existing single-family dwelling. The preschool building will be 22 feet tall, which is shorter than the existing sanctuary building and well below the surrounding hillsides and ridgelines. The proposed new administrative office building, at just over 50 feet tall, will be visible from Monte Vista Drive and may be visible from the interstate. Lighting associated with the parking lots may be visible from the interstate and will likely be visible from the surrounding homes. The EIR will include a line of sight analysis to determine whether any of the new buildings would obscure visibility of the surrounding ridgelines and mountains or impact the surrounding homes.
- b) **No Impact.** The proposed construction areas include an existing paved parking lot and a landscaped area between an existing roadway and the current school buildings. The

additional grading for the parking area will disturb part of a hillside; however, the hillside is similar to numerous hills in the region and the project is not within a scenic corridor. The existing building that will be demolished was built in 1985 and is similar in style to many other buildings in the city dating from that period of construction. The former home has been extensively modified for its current use by the church and is not a historic resource. This issue will not be further discussed in the EIR.

- c)-e) **Potentially Significant Impact.** While impacts to the visual character occurred with construction of the church, the proposed project will alter the area through the construction of new buildings, parking areas, addition of new lighting and paving of Via Carnaghi Lane. The EIR will discuss the impacts of the new project on the existing visual character.

2. Agricultural Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 nonagricultural use?				✓
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forestland (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 Government Code Section 51104(g))?				✓
d) Result in the loss of forestland or conversion of forestland to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?				✓

DISCUSSION

- a–e) **No Impact.** According to the Riverside County Land Information System (2013), the site is not located within an agricultural preserve (Williamson Act) or classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Department of Conservation; therefore, there is no potential to convert farmland to nonagricultural uses. The site is located in an urbanized area of Wildomar. As seen in **Figure 2, Aerial Photograph**, the project area is developed as an existing church with support buildings and parking areas. This issue will not be further discussed in the EIR.

3. Air Quality

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d) Expose sensitive receptors to substantial pollutant concentrations?	✓			
e) Create objectionable odors affecting a substantial number of people?				✓

DISCUSSION

- a-d) **Potentially Significant Impact.** Air quality impacts associated with the construction and operation of the proposed project, and the off-site construction of the sewer line in Monte Vista Drive, will be discussed in the EIR.
- e) **No Impact.** The South Coast Air Quality Management District (SCAQMD) *CEQA Air Quality Handbook* (1993) identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The project proposes construction of a preschool, administrative office building, kitchen, and parking lots. None of these uses have been identified by the SCAQMD as odor sources. While it is possible that temporary or occasional odors could occur during paving of roadways and parking lots, or painting of buildings, these are odors considered consistent with other construction occurring in the city. The project is not anticipated to result in permanent odors, and this issue will not be discussed in the EIR.

4. Biological Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 US Fish and Wildlife Service?	✓			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				✓

DISCUSSION

- a) **Potentially Significant Impact.** While the project site is largely developed, a portion of the undeveloped area of the property will be developed as the upper parking lot. There is a potential to impact habitat, and biological issues will be fully discussed in the EIR.
- b-f) **No Impact.** The project site does not contain riparian areas or other habitat identified on any regional plan. The project will be required to pay both Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and Stephen's Kangaroo Rat

Habitat Conservation Plan (SKR HCP) fees at the time of building permit issuance and to comply with the provisions of the MSHCP. While this issue will be discussed as part of a) in the EIR, no impact is anticipated in these issue areas.

5. Cultural Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

DISCUSSION

- a) **No Impact.** The project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the California Environmental Quality Act. The Wildomar General Plan does not identify historical resources on the project site. Since no historic structures are currently located on the site or adjacent to the site, no impact to historic resources is anticipated, and this issue will not be discussed in the EIR.
- b–d) **Less Than Significant Impact With Mitigation Incorporated.** Because the site is already developed with urban uses, the proposed project is not anticipated to cause a substantial adverse impact to an archaeological resource. However, archaeological resource sites have been identified in Wildomar and there is always the potential for the unanticipated discovery of resources during excavation and construction. The Riverside County Land Information System identifies the area along the west edge of the project site as having “High Potential/Sensitivity (High A) for paleontological resources.” Therefore, the following mitigation measures will be applied to the proposed project.

MITIGATION MEASURES

CUL-01 Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the following wording shall be included in all construction contract documentation:

If during grading or construction activities cultural resources are discovered on the project site, work shall be halted immediately within 50 feet of the discovery and the resources shall be evaluated by a qualified archeologist and the Pechanga Tribe. Any unanticipated cultural resources that are discovered shall be evaluated and a final report prepared by the qualified archeologist. The report shall include a list of the resources discovered, documentation of each site/locality, and interpretation of resources identified, and the method of preservation and/or recovery for identified

resources. In the event the significant resources are recovered and if the qualified archaeologist and the Tribe determine the resources to be historic or unique, avoidance and/or mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2 and the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-02.

Timing/Implementation: As a condition of future development approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Building and Planning Departments

CUL-02

At least 30 days prior to seeking a grading permit, the project applicant(s) for future development shall contact the appropriate Tribe to notify the Tribe of grading, excavation, and the monitoring program,¹ and to coordinate with the City of Wildomar and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

Timing/Implementation: Prior to the issuance of a grading permit

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-03

Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time frame. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

¹ It is anticipated that the Pechanga Band of Luiseño Indians will be the "appropriate" Tribe due to their prior and extensive coordination with the surrounding cities in determining potentially significant impacts and appropriate mitigation measures.

Timing/Implementation: As a condition of future development approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-04

All cultural materials, with the exception of sacred items, burial goods, and human remains (which are addressed in the Cultural Resources Treatment and Monitoring Agreement required by mitigation measure CUL-02), that are collected during the grading monitoring program and from any previous archeological studies or excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories.

Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-05

All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible as determined by a qualified professional in consultation with the Pechanga Tribe. To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation measures shall be required pursuant to and consistent with Public Resources Code Section 21083.2.

Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-06

Prior to future development approval on the project site and issuance of any grading, building, or other permit authorizing ground-disturbing activity, the project applicant(s) shall include the following wording on all construction contract documentation:

If inadvertent discoveries of subsurface archaeological resources are discovered during grading, work shall be halted immediately within 50 feet of the discovery and the applicant, developer or successor in interest and Tribe shall meet and confer regarding the significance of and mitigation for such resources. If the applicant, developer or successor in interest and the Tribe cannot agree on the significance of or the mitigation for such resources, these issues will be presented to the City of Wildomar Planning Director for decision. The Planning Director shall make the determination based on the provisions of CEQA with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga

Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the City of Wildomar. In the event the significant resources are recovered and if the qualified archaeologist determines the resources to be historic or unique as defined by relevant state and local law, avoidance and mitigation would be required pursuant to and consistent with CEQA Guidelines Sections 15064.5 and 15126.4 and Public Resources Code Section 21083.2.

Timing/Implementation: As a condition of future development approval, and implemented during ground-disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-07

Prior to the issuance of a grading permit on previously undisturbed areas, the project applicant(s) for future development shall identify to the City of Wildomar the qualified paleontologist who has been retained to evaluate the significance of any inadvertently discovered paleontological resources. If paleontological resources are encountered during grading or project construction, all work in the area of the find shall cease. The project applicant shall notify the City of Wildomar and retain a qualified paleontologist to investigate the find. The qualified paleontologist shall make recommendations as to the disposition of the paleontological resources to the City of Wildomar Planning Director. The applicant, developer or successor in interest shall pay for all required treatment and storage of the discovered resources.

Timing/Implementation: Prior to the issuance of a grading permit

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

CUL-08

To address the possibility that cultural resources may be encountered during future grading or construction, a qualified professional archeologist shall monitor all construction activities that could potentially impact archaeological deposits, and a qualified paleontologist shall monitor all construction activities that could potentially impact paleontological deposits (e.g., grading, excavation, and/or trenching). However, monitoring should be discontinued as soon the qualified professional is satisfied that construction will not disturb cultural and/or resources.

Timing/Implementation: As a condition of future development approval, and implemented during ground disturbing construction activities

Enforcement/Monitoring: City of Wildomar Engineering and Planning Departments

Implementation of mitigation measures CUL-01 through CUL-08 will ensure that any accidental discovery of cultural resources is handled appropriately. These mitigation measures will be applied to the proposed project as part of the conditions of approval and monitored through the City's Mitigation Monitoring and Reporting Program that will be part of project consideration. With implementation of these mitigation measures, this impact is considered less than significant with mitigation incorporated and will not be discussed further in the EIR.

6. Geology and Soils

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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?	✓			
ii) Strong seismic ground shaking?	✓			
iii) Seismic-related ground failure, including liquefaction?	✓			
iv) Landslides?	✓			
b) Result in substantial soil erosion or the loss of topsoil?	✓			
c) 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, subsidence, liquefaction, or collapse?	✓			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	✓			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	✓			

DISCUSSION

- a-e) **Potentially Significant Impact.** The project site is located in seismically active Southern California (Seismic Zone 4) and is expected to experience occasional strong ground motions from earthquakes caused by both local and regional faults. The Riverside County Land Information System identifies the western third of the project site as being within a County Fault Zone. The project site is located in an area that is designated as having a very low to moderate potential for liquefaction. Grading associated with construction of the upper parking lot may result in landslide, collapse, or rockfall hazards. The potential for seismic activity, subsidence, soil expansion, and landslide will be discussed in the EIR.

7. Greenhouse Gas Emissions

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			

DISCUSSION

- a-b) **Potentially Significant Impact.** While the church itself is unlikely to generate significant amounts of greenhouse gases, some aspects of the project, such as construction and additional traffic associated with operations, could affect greenhouse gases. Therefore, this issue will be fully evaluated in the EIR.

8. Hazards and Hazardous Materials

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) 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?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 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?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

DISCUSSION

- a-c) **No Impact.** The proposed project will not involve hazardous materials of significant quantity to constitute a hazard to the public. Churches and schools are considered sensitive receptors and not known for generating hazardous materials. Construction equipment on the site may have gasoline, diesel, or other chemicals necessary for operation and/or construction; however the normal use of these types of materials is addressed through existing state and federal laws. This impact will not be discussed in the EIR.
- d) **No Impact.** The proposed project is not located on any hazardous materials site as designated by Government Code Section 65962.5. A review of the information on the Department of Toxic Substances Control website (2013) did not identify any other hazardous materials sites on or adjacent to the project site. Consequently, there is no impact, and this issue will not be discussed in the EIR.
- e) **No Impact.** The project site is not located within any airport land use plan. The closest public airport is French Valley Airport, which is located approximately 10 miles southeast of the project site. Given the distance and that the project is not in the airport land use plan for French Valley Airport, there is no impact. This issue will not be discussed in the EIR.
- f) **No Impact.** The project site is located in proximity to Skylark Field, which is a private airstrip located at the south end of Lake Elsinore, approximately 2 miles northwest of the project site. Skylark Field is used primarily by skydiving aircraft, which commonly drop parachutists into the nearby back-bay area south of the lake. The airstrip is also used for gliding and other recreational uses. As shown in Figure 5 of the General Plan, Skylark Airfield Area of Influence, the proposed project site is outside of the area of influence. No impact is anticipated, and this issue will not be discussed in the EIR.
- g) **No Impact.** Access to the project site is from Monte Vista Drive and Via Carnaghi Lane. The proposed project will not affect the alignment of either roadway; however, construction of the sewer line in Monte Vista Drive may temporarily affect access on that roadway. City standards require a traffic impact plan for this type of construction and will likely limit times of construction and require flagmen and notification prior to any closure of the roadway. The procedures for traffic control are typical for construction within the roadway and are not considered an environmental impact. This issue will not be discussed in the EIR.
- h) **No Impact.** According to the Riverside County Land Information System (2013), the project site is not located in a High Wildfire Zone area, which is found in more rural areas of Riverside County. This issue will not be discussed in the EIR.

9. Hydrology and Water Quality

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	✓			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	✓			
e) 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?	✓			
f) Otherwise substantially degrade water quality?	✓			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?				✓

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

DISCUSSION

- a-f) **Potentially Significant Impact.** The proposed project will add impervious surface in the form of paved parking areas, driveways, and additional buildings. All storm drainage improvements and anticipated runoff quantity and methods of maintaining stormwater quality will be described in the EIR.
- g) **No Impact.** The proposed project would not result in the development of housing on the project site. In addition, the project site is not located within a 100-year flood hazard area (according to FEMA Flood Map Number 060245-2682 Zone X). As a result, no impacts are anticipated, and this issue will not be discussed in the EIR.
- h) **No Impact.** The project site is located within Zone "X" according to FEMA Flood Map Number 060245-2682. The Federal Emergency Management Agency (FEMA) describes Zone X as an area determined to be outside the 0.2 percent annual chance floodplain. The project site is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated, and this issue will not be discussed in the EIR.
- i) **No Impact.** According to Figure 10 of the Wildomar General Plan, the project site is located outside of the inundation area of Lake Elsinore. As a result, no impacts are anticipated, and this issue will not be discussed in the EIR.
- j) **No Impact.** The project site is not located in an area that is subject to seiches, mudflows, or tsunamis. As a result, no impacts are anticipated, and this issue will not be discussed in the EIR.

10. Land Use and Planning

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓	

DISCUSSION

- a) **No Impact.** The project site is developed with the Cornerstone Community Church and supporting structures and facilities. There is existing residential development to the south along Via Carnaghi Lane and to the east on top of the ridge that overlooks the property. There is an existing single-family home adjacent to the north along Monte Vista Drive and then vacant land. Interstate 15 is farther to the west across Monte Vista Drive. The proposed project will not affect the existing alignment or access of any roadway. The project will add buildings to an existing built environment and will therefore not divide any established community. This issue will not be discussed in the EIR.
- b-c) **Less Than Significant Impact.** The City has adopted the MSHCP and requires all projects to comply with MSHCP provisions. While the project will occur on existing developed areas and the impacts are expected to be less than significant, the project's compliance with the MSHCP and other environmental protection policies will be described in the EIR.

11. Mineral Resources

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
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?				✓

DISCUSSION

- a-b) **No Impact.** A review of project soil types, based on information from the Natural Resources Conservation Service of the US Department Agriculture 2008, did not reveal any significant potential for mineral resources at the project site. There are no known locally important mineral resource recovery sites identified on the project site in the Wildomar General Plan or in a specific plan or other land use plan of value to the region or to the residents of the state. This issue will not be discussed in the EIR.

12. Noise

Issues: Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 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?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

DISCUSSION

- a–d) **Potentially Significant Impact.** The noise impacts from construction and operation of the proposed project will be fully evaluated in the EIR.
- e) **No Impact.** The project site is not located within the influence area for any airport. The closest public general aviation airfield is French Valley Airport, approximately 10 miles southeast of the project site. The project site is outside of the airport noise and safety influence or flight surface control areas and does not require review by the Airport Land Use Commission. This issue will not be discussed in the EIR.
- f) **No Impact.** The private Skylark Field is located approximately 2 miles northwest of the project site in the City of Lake Elsinore. The proposed project is outside the area of influence for Skylark Field. This issue will not be discussed in the EIR.

13. Population and Housing

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

DISCUSSION

- a) **No Impact.** The proposed project would not result in any additional housing. Expansion of the church could result in new employment. The California Department of Finance (2012) estimates that the vacancy rate of homes in Wildomar is 7.53 percent, which means that of the 10,857 homes in the city, approximately 800 of them are vacant. While the number of employees is unknown at this time, it is reasonable to assume that any new jobs created by this project could be filled by existing residents in Wildomar. If new employees did move to the area, the existing number of vacant homes would accommodate their housing needs. The project would not result in the construction of new homes. Therefore, the proposed project has no impact on population growth in the area, and this issue will not be discussed in the EIR.
- b–c) **No Impact.** The proposed project will result in the removal of a structure that was formerly a home. The building has not been used as a residence for several years. No homes or residents will be displaced by the proposed project, and this issue will not be discussed in the EIR.

14. Public Services

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a) Fire protection?	✓			
b) Police protection?	✓			
c) Schools?				✓
d) Parks?				✓
e) Other public facilities?				✓

DISCUSSION

- a-b) **Potentially Significant Impact.** While the proposed project is unlikely to result in the need for additional fire or police protection, or for expansion of existing fire or police facilities to enable protection, the EIR will evaluate public safety associated with the proposed project.
- c-e) **No Impact.** As the proposed project does not propose any housing, no impacts are anticipated for schools, parks, or other public facilities. Therefore, these issues will not be discussed in the EIR.

15. Recreation

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

DISCUSSION

- a-b) **No Impact.** The proposed project does not propose additional housing or population that would require new recreational facilities. The existing church facilities include playing fields and open space, and the proposed preschool includes a playground area for the students. The project is not anticipated to have any impacts on recreational facilities, and this issue will not be discussed further in the EIR.

16. Transportation/Traffic

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e) Result in inadequate emergency access?	✓			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	✓			

DISCUSSION

- a-b) **Potentially Significant Impact.** The proposed project could result in additional traffic. A traffic impact analysis will be prepared that evaluates operational impacts for the existing, existing plus project, cumulative, and cumulative plus project conditions. The results of the analysis will be included in the EIR.

- c) **No Impact.** The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The maximum allowable height of the project is limited to 50 feet in the Rural Residential Zone District, which is significantly less than the height of the terrain and similar to the existing buildings on the project site. Since the location and height of the project would not affect air traffic patterns or aircraft operations from any private or public airport, no impacts are foreseen. This issue will not be discussed further in the EIR.

- d–e) **Potentially Significant Impact.** While the proposed project will not alter the existing alignment of Monte Vista Drive, construction of the sewer line extension and Via Carnaghi Lane improvements may temporarily affect traffic, including emergency access, along Monte Vista Drive. The EIR will evaluate the extent of impacts on the roadway from the proposed project construction and operation.

- f) **Potentially Significant Impact.** The EIR will discuss the potential for public transit and non-motorized access to the project site.

17. Utilities and Service Systems

Issues: Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	✓			
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	✓			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	✓			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	✓			

DISCUSSION

a-g) **Potentially Significant Impact.** While the proposed project is unlikely to exceed any of the requirements for wastewater, water, solid waste, and stormwater, the EIR will evaluate all of the proposed impacts associated with expanding these services for the proposed project. The City will work with the EVMWD to estimate water and sewer demand for the proposed project and determine if the cumulative demand meets or exceeds any permit or plan estimates.

VI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues: Does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Have impacts that 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, the effects of other current projects, and the effects of probable future projects.)	✓			
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

DISCUSSION

The following are mandatory findings of significance in accordance with Section 15065 of the CEQA Guidelines.

- a) **Less Than Significant Impact.** Based on evaluations and discussions contained in this Initial Study, the proposed project will not affect biological resources. The bulk of the project is to be constructed on land that is already developed as a parking lot or as part of the church campus. The area to the east of the existing parking lot is a hillside and has been evaluated for biological resources. The property is not within an MSHCP criteria cell, and pursuant to City code, payment of MSHCP fees are required at the time building permits are issued. As a result, the proposed project would not significantly affect the biological environment.
- b) **Potentially Significant Impact.** The cumulative effects of construction of the proposed project could affect traffic, air quality, greenhouse gases, stormwater runoff, and water and wastewater demand. The precise impact of the project on these areas is unknown and may result in impacts that cannot be mitigated to a less than significant level. An EIR is necessary to evaluate the proposed project impacts.
- c) **Less Than Significant Impact.** The EIR will evaluate and provide appropriate mitigation measures necessary to address construction impacts. The construction process and

mitigation measures are consistent with other nonresidential projects in the city, so no unique mitigation measures or environmental impact are anticipated. Operational characteristics of the proposed project and associated future development do not have the potential to significantly adversely affect humans, either directly or indirectly. The project constitutes a small increase in the capacity of the existing church and will likely improve conditions in the area by paving Via Carnaghi Lane, expanding the storm drainage system, paving the currently dirt parking lot, and extending a sewer line to allow abandonment of the five existing septic tanks and associated leach fields. Overall, the environmental impacts of the construction of a preschool, office building, parking lot, and sewer line to serve the Cornerstone Community Church are considered less than significant.

References

Caltrans (California Department of Transportation). 2012.

City of Wildomar General Plan.

DOF (California Department of Finance). 2012.

DTSC (California Department of Toxic Substances Control). 2013. Envirostor.
www.envirostor.dtsc.ca.gov.

FEMA (Federal Emergency Management Agency).

Riverside County Land Information System. 2013.

SCAQMD (South Coast Air Quality Management District). 1993. *CEQA Air Quality Handbook*.

US Census Bureau.

US Department of Agriculture, Natural Resources Conservation Service.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 1221)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Flex your power!
Be energy efficient!*

November 13, 2013

Matthew C. Bassi
Planning Director
City of Wildomar
Planning Department
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

RECEIVED**NOV 17 2013****CITY OF WILDOMAR**

Cornerstone Church Construction Project (Planning Application No. 12-0194) Riv-15 PM 15.54)

Mr. Bassi,

We have completed our initial review for the above mentioned proposal to construct a new one story 17,315 square foot preschool and day-care building for 170 children, construction of a new 2,438 square-foot maintenance building and two new paved parking areas. Construction of a new three-story 23,024 square-foot administration building which includes a 1,365 square-foot institutional kitchen facility. Location of the project is east of I-15, north of Baxter Road adjacent to Monte Vista Drive.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Wildomar due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

Mr. Bassi
November 13, 2013
Page 3

- **Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.**

Encroachment Permit

Permit Requirements:

- Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.
- Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance. Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community and Regional Planning

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 1221)

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November 13, 2013

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Mr. Bassi
November 13, 2013
Page 3

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(909) 383-4526

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Sincerely,



DANIEL KOPULSKY
Office Chief
Community and Regional Planning

November 29, 2013.

Mr. Mathew C. Bassi
Planning Director
CITY OF WILDOMAR
23873 Clinton Keith Road.
Suite 201
Wildomar, CA 92595

RE: CORNERSTONE PROJECT

Dear Mr. Bassi:

I am sending you the list of comments, for the EIR that really concern us, because of the negative impact that it will have on my property:

1. Block wall around the perimeter of my property (slump block or split face color to match natural landscape).
2. Landscaping (maybe mature trees for privacy).
3. Parking lot lighting.
4. Parking lot times of use according to city standard hours.
5. Improvements on Via Carnaghi Ln. (paved road, lighting and speed control).
6. Equestrian trails.

Mr. Bassi, these are my concerns for now, as we will stay in touch as this project progresses.

I thank you in advance for your help.

Sincerely,

JESUS AND MONICA MUNOZ
34620 VIA CARNAGHI LN.
WILDOMAR, CA 92595
TEL. 951-660-5709
jesse5709@aol.com

Dec 1, 2013 BY EMAIL AND US MAIL

City of Wildomar Planning Dept
23873 Clinton Keith Road, Suite 201
Wildomar, Ca 92595
Attn: Mr. Mathew Bassi-Planning Director

Mary Flores
P.O. Box 1329
Upland, CA 91785

RE: Cornerstone Church
Building Project

Dear Mr. Bassi,

The following information and history provided here are for your edifice and consideration in the preparation of State and Federal requirement for a project of such large magnitude in the City of Wildomar.

The Cornerstone Church has had a building project every few years since they moved to the area. However, they have never been required to do EIR Study. They have built now 93,000 sq. ft. by negative declarations. PUP 778 was revised and amended many many times.

Original Church Building		?? sq. ft.
Under PUP 778R2 and PUP 778S1.		
Phase 1 building (2 Story)	1 st	19,706 sq ft
	2 nd	16,262 sq ft
Phase 1 building (1 story)		9,285 sq ft
Labeled to become the fellowship hall		
Phase II building (2 Story)	1 st	7,568 sq ft
Labeled as Classrooms	2 nd	7,315 sq st
Phase II building (2 uses) Gymnasium		17,194 sq ft.
Sanctuary		16,220 sq ft (or was it 40,000 sq ft)
		<hr/>
	Total	93,550 sq ft

1998-“PROJECT EXEMPT FROM CEQA-based on Riverside County Rules to Implement CEQA section 202 Class 3-Construction and location of limited number of new, small facilities or structures.”

In 2009, Cornerstone Church submitted to Wildomar City plans for a Sports Park, which was not for the sole purpose of church students but rather an income producing venture and again with no EIR study to be done. However, this also was a monumental endeavor, to which the church was planning to move 800,000 cubic yards of dirt. Myself and the neighbors raised numerous concerns regarding the removal of an entire mountain

and 800,000 c.y. of dirt. As a result of many meetings and months of neighbors complaints the Cornerstone Church withdrew the building plans. Concerns over traffic, dirt export, dust, duration of project, scenic view, the overall affect on the elderly neighbors. The neighbors insisted CEQA guidelines § 15000 and Pub. Resource § 21000 be applied and EIR study, Traffic study, Flood Control, Dust Control, Air Quality Analysis, Noise Analysis. Please note that many of the complaints regarding the Sports Park are many of the same issues that the same today for this new proposed project of an additional building of the:

Proposed Preschool Building (22 ft high)	17,315 sq ft
Administration Building (Three Story 50 ft high)	23,024 sq ft
Maintenance Building (20 ft high)	2,438 sq. ft.
Total	42,777 sq ft.

GRAND TOTAL - 136,327 SQ. FT.

This new proposed project will cost millions of dollars to complete.

The City of Wildomar and the Cornerstone Church have known for years that there is a safety problem and traffic control situation on Monte Vista. With the additional expansion of the church facility this will only make this avenue more dangerous. There is a serious blind spot on Frederick and Monte Vista by the curve in the road. The added traffic of Church expansion will only make this area even more dangerous on the roads coming out to Monte Vista..

The Church is again building what appears to be another income producing project. Since the Church arrived in the neighborhood it appears that it has had one project after another and until the proposed Sports Park most neighbors were not notified. Not only has the church built and continues to add on, they are now larger than the Super Walmart going in on Bundy.

BIGGER–BIGGER-BIGGER-1988 Cornerstone Church purchased about 7.23 Acres zoned RR and built the original building. Over the years they have purchased about another 76 Acres that they have designated and use in the plans to calculate engineering and building plans. (APN # 367-210-007, 367-210-008-367-018, 367-210-034, 367-210-036, 367-210-041,367-210-043). Therefore it appears that they have purchased and plan to build something on all 80 plus acres making this one of the largest massive Church compounds in Southern California. Maybe what they need to do is find a football stadium to accommodate their needs and not the rural residential neighborhood.

Then, there is the removal of the Mountain behind the Cornerstone Church which I believe was done recently without erosion control plan, mitigation fees, flood and water control, Planning and Safety Dept directive review or approval, mitigation fees , drainage

fees, grading permits, compliance with N.P.D.E.S., soil reports, or paleontological reports.

So, I am wondering at what point do my “Good Neighbors” decide to do the right thing in protecting the neighborhood, our environment, the elderly, the health and safety of the neighbors and the community. Presently in the latest building and as in the proposed sports park, the elderly neighbors around Via Carnaghi Lane have had to endure the brunt of all the building, traffic up and down the unpaved road from the parishioners drive up and down, the huge portable lights and noise used during the night games and activities at the church. At what point is this too much Now after years and years they may get a paved road but they will have to endure the parking lots next to them and the water basin behind them and all the traffic on the newly paved road. These improvements implemented only because they will allow easy access on to the new parking lots.

WHAT IS THE REAL FOOTPRINT FOR THIS CHURCH-FUTURE PLANS ???

CEQA requires the entire footprint for the church to be explained and identified This has not happened, and while they have withdrawn the plans for the Sports park it would not be out of character for them to revive it. CEQA also requires that lead agencies act so as to minimize environmental damage 14 C.C.R.§ 15021, Here the facts speak for themselves. The footprint needs to be revealed..

GRADING-I have requested from the Planning Dept the grading information which I was told was not yet submitted on 11-15-2013 meeting. At the public meeting 11-18-2013 the plans were going to be revised, and were not yet available. A few days ago I received 4 pages of the Plans and the pastor has assured me they will not be exporting any dirt. However it is still not clear what they are really doing with the dirt on there mountainous terrain. Are they removing another mountain and spreading the dirt onto the adjacent parcel ? This is all very unclear. But being that these public hearings were planned during the holiday season it is difficult to get information as of yet. In order to properly voice our concerns I hope more facts regarding the grading will be forthcoming in the very near future.

I hope that this will provide you with a clearer picture of what is going on and will put into place that which was enacted to protect the public.

Thank you for your time and consideration regarding this matter. Please contact me by Email: TobyandPepper@aol.com.

Respectfully submitted,

Mary Flores

From: [Anna Hoover](#)
To: [Matthew Bassi](#); [Mark Teague](#)
Cc: [Andrea Fernandez](#)
Subject: RE: Cornerstone Church Expansion
Date: Thursday, December 26, 2013 3:42:51 PM

Matt,

Please accept my e-mail as our intent to participate in the Project. We appreciate your continued consultation with us!

Thanks!

Anna M. Hoover
Cultural Analyst
Pechanga Band of Luiseno Mission Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (O)
951-694-0446 (F)
951-757-6139 (C)
ahover@pechanga-nsn.gov

From: Matthew Bassi [mailto:mbassi@cityofwildomar.org]
Sent: Tuesday, December 24, 2013 12:12 PM
To: Anna Hoover; Mark Teague
Cc: Andrea Fernandez
Subject: Re: Cornerstone Church Expansion

Anna no worries on this. If you want to draft an NOP letter I will accept it late. I will leave it up to you. As you know our position is to accommodate the tribe as we have in the past. You will also have an opportunity to review the DEIR in the near future.

Let me know.

Matthew C. Bassi
Planning Director
City of Wildomar
Phone: 951.677.7751
Cell: 909.342.4233

Reminder: City Hall is closed every Friday

Sent from my iPhone

On Dec 24, 2013, at 9:52 AM, "Anna Hoover" <ahover@pechanga-nsn.gov> wrote:

Mr. Bassi;
The Tribe missed the response period to submit comments on the Cornerstone Church Expansion project (from November 1 to December 2, 2013). We commented on this Project (or a similar variation) in 2009 in which we expressed our concerns. The Tribe still has concerns that cultural resources could be impacted by the proposed development and requests to be added to

the Project distribution list for public notices and circulation of all documents, if we have not already. Further, please notify us of all public hearings and scheduled approvals concerning this Project.

The Tribe thanks the City of Wildomar for the continued consultation on Projects within the City and for the inclusion of the Tribe in the development process.

Have a Merry Christmas and a Happy New Year!

Anna M. Hoover
Cultural Analyst
Pechanga Band of Luiseno Mission Indians
P.O. Box 2183
Temecula, CA 92593

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South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

RECEIVED

DEC 17 2013

CITY OF WILDOMAR

December 13, 2013

Matthew Bassi, Planning Director
City of Wildomar
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

Notice of Preparation of a CEQA Document for the City of Wildomar Cornerstone Church Construction Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: www.aqmd.gov/ceqa/hdbk.html. SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a

localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at:

<http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at:

http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at imacmillan@aqmd.gov or call me at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources