



LAND USE SERVICES DEPARTMENT

PLANNING DIVISION

PLANNING COMMISSION STAFF REPORT



HEARING DATE: December 8, 2011

AGENDA ITEM # 5

Project Description

APN: 1013-072-02-0000
Applicant: AL-NUR ISLAMIC CENTER
Community: CHINO/4TH SUPERVISORIAL DISTRICT
Location: SOUTH SIDE OF PHILLIPS BLVD APPROX. 330',
 EAST OF YORBA AVE.
Project No: P200900613/CUP
Staff: HEIDI DURON
Rep: SAME AS APPLICANT
Proposal: CONDITIONAL USE PERMIT TO ESTABLISH A
 7,512 SQUARE FOOT RELIGIOUS CENTER WITH
 A MAXIMUM OCCUPANCY OF 262 PERSONS ON
 1.54 ACRES

Vicinity Map



57 Hearing Notices Sent On: November 23, 2011
 P.C. Field Inspection Date: December 2, 2011

Report Prepared By: Heidi Duron
 Field Inspected By: Commissioner Rider

SITE INFORMATION:

Parcel Size: 1.54 acres
Terrain: Generally flat
Vegetation: Native vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Single-family Residence	Single Residential 1-acre minimum lots (RS-1)
North	Single Family Residence	Single Residential (RS)
South	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)
East	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)
West	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)

City Sphere of Influence:
 Water Service:
 Septic Service:

AGENCY

City of Chino
 Monte Vista Water District
 On-site

COMMENT

With Conditions
 Will Serve
 N/A

STAFF RECOMMENDATION: That the Planning Commission **APPROVE** the Conditional Use Permit.

In accordance with Section 86.08.010 of the Development Code, action by the Planning Commission may be appealed to the Board of Supervisors.

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BACKGROUND:

The proposed Project is a Conditional Use Permit (CUP) application to establish a 7,512 square-foot religious center on 1.54 acres. The proposed facility includes a 1,836 square-foot prayer hall for a maximum occupancy of 262 persons. The site is currently developed with an existing single-family home that will be demolished as part of the proposal to accommodate the required parking. The Project site is located on the south side of Phillips Boulevard, approximately 330 feet east of Yorba Avenue within the sphere of the City of the Chino in the Fourth Supervisorial District.

ANALYSIS:

The Conditional Use Permit proposes a religious center that includes a prayer hall that will be utilized for daily prayers during the hours of: 5 a.m. – 6 a.m., 1 p.m. – 2 p.m., 3 p.m. – 4 p.m., 6 p.m. – 7 p.m., and 8 p.m. – 9 p.m. The maximum occupancy is expected only once a week during Friday from 12 p.m. – 2 p.m. when congregation and prayer are held. Special occasions will take place as needed. The church office will be staffed by a maximum of two employees from 10:00 AM to 8:00 PM, Monday through Friday, and 11 a.m. – 3 p.m., Saturday and Sunday.

Notices regarding the Project were mailed to the owners of 33 properties surrounding the Project site. Staff has received 13 letters in support and 12 letters in opposition to the Project, as well as a petition containing 133 signatures opposing the Project. The concerns were related to commercial uses in residential neighborhoods, traffic, parking, noise, septic use, drainage and loss of views and property values. The concerns deemed to be within the County's purview have been thoroughly evaluated and addressed during Project review and through site design features, including the following:

Land Use Compatibility. Per the San Bernardino County Development Code, places of worship are considered institutional uses and allowed in residential Land Use Zoning Districts [§ 82.07.040(a), Table 82-7]. The Project was originally proposed to include 16,763 square feet of building area, but was unable to meet all of the required development standards. The Project scale has been reduced to the current proposal in order to meet the development standards for institutional uses in the Valley Region Single Residential (RS) Land Use Zoning District, including; minimum 20 percent landscaping, maximum 80 percent lot coverage by buildings and impervious surfaces, maximum structure height of 35 feet, and maximum height of 52.5 feet for any architectural features of religious institutions [§ 83.02.040(c)(2)(C)].

Additionally, the applicant has worked diligently with the County on the aesthetic components of the facility in order to ensure architectural consistency with the existing surrounding residential neighborhood. The applicant prepared a compatibility analysis to address issues that the County identified relating to the existing neighborhood. The Project includes elevations that depict the use earth tone colors and stucco treatment, more consistent with a single-family residence. The Project also includes the use of solar power within the stained glass of the proposed domes.

Traffic and Parking. A traffic letter was prepared by Shirjeel Muhammad, a Registered Professional Engineer on April 1, 2011, and revised on September 27, 2011 to reflect the reduced Project description. The Project did not require the preparation of a traffic study, as the projected trip generation will not create impacts that rise to a level of potential significance. However, to reduce any potential traffic congestion on Phillips during peak hours, the Traffic Engineer has proposed entrance into the Project site be limited to eastbound right turn only.

On-site parking will be provided at a rate of one space for every 25 square feet of seating area where there are no three fixed seats in the prayer hall, as required by the San Bernardino County Development Code. Parking areas located adjacent to residentially developed properties will be provided with a minimum 10-foot wide landscaped setback in conjunction with a maximum six-foot high decorative block wall to provide buffering between the church and the existing residences.

Septic Use. The site is currently developed with a single-family residence that utilizes an existing septic system. The applicant is proposing to utilize an onsite wastewater treatment system (OWTS). The applicant is required to provide certification from a qualified professional that the existing system has the capacity required for the proposed Project. If it does not, a new Environmental Health Services approved OWTS and percolation report may be necessary to meet Santa Ana Regional Water Quality Control Board requirements.

Drainage. A Water Quality Management Plan (WQMP), prepared by Mohammed M. Quayum, Registered Professional Engineer, was approved by the San Bernardino County Department of Public Works on January 12, 2011. The site design includes on-site infiltration/retention basins within the landscape areas, as well as a vegetated swale, and all drainage is directed towards these areas. As a result of the use of Best Management Practices (BMPs) as described in the WQMP, it is not expected that there will be any run-off entering the storm drain system during post construction operation.

Noise. The Project is required to comply with the noise standards of the County Development Code. In addition, conditions and mitigation measures have been required to reduce the impacts of noise generated by construction activities and ongoing operations.

The Project is within the Sphere of Influence of the City of Chino, who has reviewed the Project proposal. While the proposed use is a conditionally permitted use within the City's RD2 zoning designation, the initial concerns of the City related to the size and scale of the Project. With the reduced Project proposal, many of the City's concerns, such as Floor Area Ratio, parking, and setbacks, have been addressed. The remaining comments have been incorporated into the conditions of approval, or are relative to development standards that vary from the County development standards. These include public right-of-way improvements, landscaping and building standards.

The Project proposal was evaluated through the preparation of an Environmental Initial Study in compliance with the California Environmental Quality Act (CEQA). The Initial Study, which reflects the County's independent judgment, determined that the Project will not have a significant adverse impact on the environment with the implementation of all the Conditions of Approval and adherence to the Mitigation Measures. Therefore, adoption of a Mitigated Negative Declaration is recommended.

RECOMENDATION:

That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration;
- 2) **APPROVE** a Conditional Use Permit to establish a 7,512 square-foot religious center with a maximum occupancy of 262 persons on 1.54 acres, subject to the conditions of approval contained in the Staff Report;
- 3) **ADOPT** the Findings for the Conditional Use Permit as contained in the Staff Report;
- 4) **FILE** a Notice of Determination.

ATTACHMENTS:

Exhibit A:	Findings
Exhibit B:	Initial Study
Exhibit C:	Conditions of Approval
Exhibit D:	Aerial Map
Exhibit E:	Assessor Map
Exhibit F:	Land Use Zoning District Map
Exhibit G:	Site Plan
Exhibit H:	Elevations
Exhibit I:	Correspondence
Exhibit J:	Site Photos

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EXHIBIT A

FINDINGS

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FINDINGS: Conditional Use Permit

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open spaces, setbacks, walls and fences, yards, and other required features pertaining to the application. The 1.54-acre site is able to accommodate the proposed 7,512 square-foot prayer hall and parking facilities. All setbacks meet the requirements of the Development Code for the proposed land use and the existing zoning. In addition, the project meets the required percentage of landscaping and maximum lot coverage, provides the required number of parking spaces and adequate drive aisles.
2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use because the site is adjacent to Phillips Boulevard, which provides legal and physical access to the site.
3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed project is a religious facility in a residential area, and any potential adverse effects will be reduced by the implementation of the appropriate buffering measures, which include landscaped setbacks and a 6-foot block wall around the perimeter of the site. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The Project has incorporated the use of solar energy systems into the design of the proposed structure.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan. The proposed Conditional Use Permit site plan together with the provisions for its design and improvement are consistent with the County General Plan. The Project specifically implements the following goals:

Goal LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Goal LU 8: Beneficial facilities, such as schools, parks, medical facilities, sheriff and fire stations, libraries, and other public uses, as well as potentially hazardous sites, will be equitably distributed throughout the County.

5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels, because County maintained access roads are adjacent to the project site and are required to be improved as a condition of the project approval. The project, which will serve the surrounding community, will not generate a significant increase in traffic.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the conditions of approval include measures to reduce air quality impacts and enforce performance standards.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the building to take advantage of passive solar heating capabilities.
8. In compliance with the California Environmental Quality Act (CEQA), an Environmental Initial Study has been prepared, and has been determined not to have a significant effect on the environment with implementation of all the required conditions of approval and mitigation measures. The County exercised independent judgment in making this determination.

EXHIBIT B

INITIAL STUDY

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SAN BERNARDINO COUNTY

INITIAL STUDY CHECKLIST/MITIGATED NEGATIVE DECLARATION

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	1013-072-02-0000
APPLICANT:	AL-NUR ISLAMIC CENTER
COMMUNITY:	CHINO/4TH SUPERVISORIAL DISTRICT
LOCATION:	SOUTH SIDE OF PHILLIPS BLVD APPROX. 330', EAST OF YORBA AVE.
PROJECT NO:	P200900613/CUP
STAFF:	HEIDI DURON
REP(S):	SAME AS APPLICANT
PROPOSAL:	CONDITIONAL USE PERMIT TO ESTABLISH A 7,512 SQUARE FOOT RELIGIOUS CENTER WITH A MAXIMUM OCCUPANCY OF 262 PERSONS ON 1.54 ACRES

USGS Quad: Montclair
T, R, Section: T1S R8W Sec.34 NE1/4
Thomas Bros.: page 641 Grid: F-4

Planning Area: N/A

Land Use Zoning: RS (Single Residential – 1-acre
minimum lot size)

Overlays: FP-2

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Heidi Duron, Senior Planner
Phone No: (909) 387-4108 **Fax No:** (909) 387-3223
E-mail: hduron@lusd.sbcounty.gov

Project Sponsor: Al-Nur Islamic Center
4797 W. Phillips Blvd.
Ontario, CA 91762

PROJECT DESCRIPTION:

The proposed Project is a Conditional Use Permit (CUP) application to establish a 7,512 square-foot religious center on 1.54 acres. The proposed facility includes a 1,836 square-foot prayer hall that will be utilized for daily prayers during the hours of: 5 a.m. – 6 a.m., 1 p.m. – 2 p.m., 3 p.m. – 4 p.m., 6 p.m. – 7 p.m., and 8 p.m. – 9 p.m. The maximum occupancy of 262 persons is expected only once a week during Friday from 12 p.m. – 2 p.m. when congregation and prayer are held. Special occasions will take place as needed. The church office will be staffed by a maximum of two employees from 10:00 AM to 8:00 PM, Monday through Friday, and 11 a.m. – 3 p.m., Saturday and Sunday.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project site is located on the south side of Phillips Boulevard, approximately 330 feet east of Yorba Avenue within the sphere of influence of the City of the Chino. The land use zoning designation of the site is Single Residential – 1-acre minimum lot size (RS-1). The Project is in the Fourth Supervisorial District. The natural topography of the site is relatively flat, gently sloping from north to south with stable soil. The site is currently developed with an existing single-family home that will be demolished as part of the proposal to accommodate the required parking and has no native plants.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Single-family Residence	Single Residential 1-acre minimum lots (RS-1)
North	Single Family Residence	Single Residential (RS)
South	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)
East	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)
West	Single Family Residence	Single Residential 1-acre minimum lots (RS-1)

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Federal: N/A

State of California: Regional Water Quality Control Board (RWQCB), South Coast Air Quality Management District (AQMD).

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works.

Local: Local Agency Formation Commission (LAFCO), City of Chino, Chino Valley Independent Fire District.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

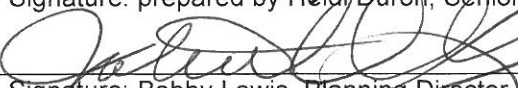
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.


Signature: prepared by Heidi Duron, Senior Planner


Signature: Bobby Lewis, Planning Director

November 3, 2011

Date

12-1-11

Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- a) **No Impact.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development.
- b) **No Impact.** The proposed project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway because the project site is not within or adjacent to a state scenic highway, and there are no existing rock outcroppings or historic buildings present on the site.
- c) **Less than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is required to demonstrate architectural compatibility with the visual character of the existing residential area. The project will incorporate the approved design guidelines found in the Development Code, including landscaping and provision of walls/fences, landscaping and screening of exterior mechanical equipment, loading and storage areas. The project is within the sphere of influence of the City of Chino. While both the County and City allow places of worship within residential zoning subject to a Conditional Use Permit, the project has been scaled down to be more consistent with their pre-zoning requirements, as well as with the existing neighborhood.
- d) **Less than Significant Impact.** The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area because all lighting proposed onsite will be designed in accordance with the County Development Code. These standards and code requirements will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded. A lighting plan will be required as a condition of approval for this project. Impacts are considered less than significant.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check ☐ if project is located in the Important Farmlands Overlay):

- a) **No Impact.** The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Farmland Mapping and Monitoring Program map prepared by the Department of Conservation. Therefore, the proposed project has no impact to designated farmland.
- b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed project area has never been designated as forest land or timberland. No rezoning of the project site would be required as the proposed project is compatible with the current zoning designation.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project area has never been designated as forest land or timberland.
- e) **Less than Significant Impact.** The proposed project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use because, although the project involves the development of a religious facility, the site is currently not used for agricultural purposes. Impacts are considered less than significant.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- a) **Less than Significant Impact.** The proposed project does not conflict with or obstruct implementation of the applicable air quality plan, because the proposed use does not exceed the thresholds established for air quality concerns by the South Coast Air Quality Management District. The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The site will be paved and landscaped, which will mean little or no wind-blown dust or particulate matter will leave the site. The General Plan Land Use Zoning designation of the site is Single Residential. Since this project involves the development of a religious facility, which is consistent with County General Plan, the proposed project is in compliance with the AQMP.

- b) **Less than Significant Impact with Mitigation.** The proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts would include construction exhaust emissions generated from construction equipment, vegetation clearing and earth movement activities (if necessary), construction workers' commute, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NO_x), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SO_x), Particulate Matter less than 10 microns (PM₁₀), and Particulate Matter less than 2.5 microns (PM_{2.5}). The project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM₁₀), a potential concern because the proposed project is in a non-attainment area for ozone and PM-10. However, the impact is considered less than significant after implementation of mitigation measures.
- c) **Less than Significant Impact.** The portion of the South Coast Air Basin within which the project is located is designated as a non-attainment area for ozone and PM-10 under state standards, and as a non-attainment area for ozone, carbon monoxide, PM-10, and PM-2.5 under federal standards. In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that "previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis." In addressing cumulative effects for air quality, the AQMP utilizes approved general plans and, therefore, is the most appropriate document to use to evaluate cumulative impacts of the subject project. This is because the AQMP evaluated air quality emissions for the entire south coast air basin using a future development scenario based on population projections and set forth a comprehensive program that would lead the region, including the project area, into compliance with all federal and state air quality standards. Since the proposed project is in conformance with the AQMP and project emissions have been found to be less than significant on both a regional and local level, the project will not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, the impact is considered less than significant.
- d) **Less than Significant Impact.** There are several single-family residences, considered sensitive receptors, located south, east, and west of the project site. The proposed project could contribute to the congestion at intersections and along roadway segments in the project vicinity and potentially increase vehicular traffic emissions. However, sensitive receptors will not be exposed to substantial pollutant concentrations, because the project will comply with State of California Air Resources Board regulations for on-road diesel vehicles. As a condition of approval, the project will be required to implement mitigation measures during construction and ongoing operations that assure any impact caused by the operation of off-road vehicles or equipment is reduced to a level of less than significant. Those residents and others in the project environs that may be sick and are susceptible to the effects of poor air quality are "sensitive receptors." Sensitive receptors are more susceptible to respiratory distress brought on by breathing polluted air. As indicated above, implementation of the proposed project will result in only temporary air quality impacts, which with proper mitigation will not exceed the thresholds set by the SCAQMD.

- e) **Less than Significant Impact.** During construction, the various diesel-powered vehicles and equipment in use on the site would create odors. In addition, the application of architectural coatings and installation of asphalt may generate odors. However, these odors are temporary and not likely to be noticeable beyond project boundaries. These odors and any odors caused by the operation of the proposed project will be in compliance with the SCAQMD's standards with the adherence to mitigation measures required for project approval. A less than significant impact will occur as a result of objectionable odors produced by both the projects construction and operation phases.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:

MM# Mitigation Measures

III-1 AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
- b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
- c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
- d) Storm water control systems shall be installed to prevent off-site mud deposition.*
- e) All trucks hauling dirt away from the site shall be covered.*
- f) Construction vehicle tires shall be washed, prior to leaving the project site.*
- g) Rumble plates shall be installed at construction exits from dirt driveways.*
- h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
- i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure III-1] Grading Permits/Planning

III-2 AQ - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

-
- a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
 - b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
 - c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
 - d) *All gasoline-powered equipment shall have catalytic converters.*
 - e) *Provide onsite electrical power to encourage use of electric tools.*
 - f) *Minimize concurrent use of equipment through equipment phasing.*
 - g) *Provide traffic control during construction to reduce wait times.*
 - h) *Provide on-site food service for construction workers to reduce offsite trips.*
 - i) *Implement the County approved Dust Control Plan (DCP)*
 - j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*

[Mitigation Measure III-2] Grading Permits/Planning

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐):
Category N/A

- a) **Less than Significant Impact.** Plants or wildlife may be considered to have “special status” due to declining populations, vulnerability to habitat change, or restricted distributions. Special status species are those species that have been listed as Threatened or Endangered under State and/or Federal Endangered Species Acts (ESA), or are of concerns to State and/or Federal resources agencies or private conservation organizations. Several State and/or Federally-listed Endangered or Threatened plant species are known to occur in the region; however, these species occur in chaparral or marsh habitats that are not present on the site. Impacts are considered less than significant. (Source: CNNDDB)
- b) **No Impact.** The project implementation would not have any impacts to sensitive or regulated habitat because the project site is devoid of native riparian vegetation or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or United States Fish and Wildlife Services (USFWS).
- c) **No Impact.** This project will not 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, because there are no identified protected wetlands on the project site.
- d) **No Impact.** This project will not 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, because there are no such corridors or nursery sites within or near the project site.
- e) **Less than Significant Impact.** There are no local policies or ordinances protecting biological resources that are applicable to the proposed project site. Therefore, development of the proposed project would not conflict with local policies or ordinances protecting such resources.
- f) **No Impact.** The project area is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no take of critical habitat and, therefore, no land use conflict with existing management plans would occur.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):				

- a) **Less than Significant Impact with Mitigation.** The project will not cause a substantial adverse change in the significance of a historical resource, because no resources have been identified on the site.
- b) **Less than Significant Impact with Mitigation.** This project will not cause a substantial adverse change in the significance of an archeological resource, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- c) **Less than Significant Impact with Mitigation.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- d) **Less than Significant Impact with Mitigation.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.:

MM# Mitigation Measures

- V-1 Cultural Resources. *The project is not expected to have an impact on cultural or paleontological resources. However, the following procedures shall be implemented in the event that potentially sensitive cultural resources are uncovered during earthmoving and/or construction. The developer/property owner shall submit a letter to County Planning agreeing to adhere to the following requirements and shall include a note on the grading plans and in all construction contracts/subcontracts a provision that the project contractors shall also adhere to the following requirements:*
- In the event archaeological, paleontological and/or historical resources, including pottery, middens or human remains, are uncovered during earthmoving activities, all work in that area shall cease immediately and a qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed on the site when the archaeologist, in consultation with the appropriate Native American Tribe(s) and the County of San Bernardino Museum, determines the resources are recovered to their satisfaction.*
 - If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the San Bernardino County Coroner must be notified. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent, in accordance with California Public Resources Code Section 5097.98.*
- [Mitigation Measure V-1] Grading Permits/Planning*

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check ☐ if project is located in the Geologic Hazards Overlay District):

- a) **i) Less than Significant Impact.** The entire San Bernardino County area is particularly susceptible to strong ground shaking and other geologic hazards. However, the proposed project site is not located within an Alquist-Priolo Earthquake fault zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project corridor), the likelihood of such an occurrence is considered low due to the absence of known faults within the site. The nearest fault zone is more than 20 miles from the project site. Therefore, impacts from proximity to fault zones are considered less than significant.
- ii) Less than Significant Impact.** The subject site is within an area that is subject to strong earthquakes due to its location to the San Andres fault. Due to economic considerations, it is not generally considered reasonable to design a structure that is not susceptible to earthquake damage. Therefore, significant damage to structures may be unavoidable during large earthquakes. The proposed structure should, however, be designed to resist structural collapse through incorporation of UBC design guidelines and thereby provide reasonable protection from serious injury, catastrophic property damage and loss of life. With compliance with the UBC, impacts are considered less than significant.
- iii) Less than Significant Impact.** The project site is expected to experience earthquake activity that is typical of the Southern California area. The potential for liquefaction at this site is considered to be very low due to the regional depth of groundwater in excess of 100 feet. Additionally, the site is beyond the limits of the liquefaction zone for the aforementioned earthquake faults. Therefore, impacts from liquefaction are considered less than significant.
- iv) No Impact.** The proposed project would not have any risks associated with landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The project area is relatively flat terrain where landslides have not historically been an issue; therefore, no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards.
- b) **Less than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under its administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP) would reduce soil erosion due to storm water or water associated with construction.

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- c) **Less than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any additional measures are required.
 - d) **No Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
 - e) **Less than Significant Impact.** The project will be served by an on-site septic system. All of the properties within the vicinity of the project are also on septic, and there is no indication that the project site could not support a septic system.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII GREENHOUSE GAS EMISSIONS - Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** In September 2006 Governor Schwarzenegger signed the Global Warming Solutions Act (Assembly Bill 32), which was created to address the Global Warming situation in California. The Act requires that the greenhouse gas (GHG) emissions in California be reduced to 1990 levels by 2020. This is part of a larger plan in which California hopes to reduce its emissions to 80 percent below 1990 levels by 2050. This reduction shall be accomplished through an enforceable statewide cap on GHG emissions that shall be phased in starting in 2012 and regulated by the California Air Resources Board (CARB). With this Act in place, CARB is in charge of setting specific standards for different source emissions, as well as monitoring whether they are being met.

As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction would result in greenhouse gas (GHG) emissions from construction equipment and construction workers personal vehicles traveling to and from the site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO₂) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N₂O) and methane (CH₄), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO₂ can persist in the atmosphere for decades.

Currently, the County has not established a quantitative threshold or standard for determining whether a project's GHG emissions are significant. In December 2008, SCAQMD adopted interim CEQA GHG significance thresholds of 10,000 metric tons of CO₂e (MTCO₂e) per year for stationary/industrial projects that include a tiered approach for assessing the significance of GHG emissions from a project (SCAQMD 2008). For the purposes of determining whether or not GHG emissions from a project are significant,

SCAQMD recommends summing emissions from amortized construction emissions over the life of the proposed project, generally defined as 30 years, and operational emissions, and comparing the result with the established interim GHG significance threshold. While the individual project emissions would be less than 10,000 MTCO₂e/yr, it is recognized that small increases in GHG emissions associated with construction and operation of the proposed project would contribute to regional increases in GHG emissions.

GHGs and criteria pollutants would realize co-beneficial emissions reduction from the implementation of measures discussed in Section III, *Air Quality*, as well as the project's conditions of approval, project design and construction features. For these reasons, it is unlikely that this project would impede the State's ability to meet the reduction targets of AB32.

- b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Currently, the County has not adopted any Plan, policy or regulation intended to reduce greenhouse gas emissions. (see also VII(a)).

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **No Impact.** The future occupants of the proposed facilities will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials. In addition, all existing and proposed schools are more than one-quarter mile away from the project site.
- d) **Less than Significant Impact.** The project site is not located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project shall not create a significant hazard to the public or the environment. No impacts to this topic shall occur as a result of implementing the proposed project and, therefore, no mitigation measures are required.
- e) **Less than Significant Impact.** The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.
- f) **Less than Significant Impact.** The proposed project area is not located within the vicinity of a private airstrip; therefore, it would not result in a safety hazard for people residing or working in the project area.
- g) **Less than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from Phillips Blvd.
- h) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no wildlands adjacent to this site. The project site is in an urban area and is not located in or adjacent to wildlands or near the wildlands/urban interface. Therefore, people and infrastructure will not be exposed to wildland fires.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the project will be served by the Monte Vista Water District, an established water purveyor that is subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements.
- b) **Less than Significant Impact.** The project will not 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, because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- c) **Less than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan.
- d) **Less than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on and off site have been required as conditions of the construction of the project.
- e) **Less than Significant Impact.** The project will not 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, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. A Water Quality Management Plan (WQMP), prepared by Mohammed M. Quayum, Registered Professional Engineer, was approved by the San Bernardino County Department of Public Works on January 12, 2011. The site design includes on-site infiltration/retention basins within the landscape areas, as well as a vegetated swale, and all drainage is directed towards these areas. As a result of the use of Best Management Practices (BMPs) as described in the WQMP, it is not expected that there will be any run-off entering the storm drain system during post construction operation.
- f) **Less than Significant Impact.** The proposed project would not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures have been required.

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- g) **Less than Significant Impact.** The project will not place unprotected 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, because the project does not propose housing.
- h) **Less than Significant Impact.** The project will not place within a 100-year flood hazard area any structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. The project site is identified on the County maps as being located in the Flood Plain Safety Area (FP-2), which is an area that is typically located between the limits of the base flood (100-year flood hazard area) and subject to a 500-year flood, as defined by the Federal Flood Insurance Regulations. However, further research has revealed that the project site is not located within the 100-year flood plain and is not subject to any specific regulations by the County of San Bernardino, the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration
- i) **No Impact.** The project would not 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, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project will not physically divide an established community because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The Land Use Zoning designation of the property is RS-1 (Single Residential – 1-acre minimum lot size) and the proposed church is an allowed use in the RS-1 district, subject to the approval of a Conditional Use Permit in conformance with the County's permit and processing requirements for Conditional Use Permits
- b) **Less than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation and land use modifying Overlay District regulations. The project site is designated as RS-1 (Single Residential – 1-acre minimum lot size) and the proposed use is consistent with that designation.
- c) **No Impact.** The proposed project does not conflict with any applicable habitat conservation plans or natural community conservation plans.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check ☒ if project is located within the Mineral Resource Zone Overlay):

- a) **Less than Significant Impact.** The project site is designated within Mineral Resource Zone Overlay Three (MRZ 3). However, the project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site.
- b) **Less than Significant Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The underlying soils in the area could be recovered, but the area has already been developed with residential uses and it is impractical to recover those resources. As such the area has not been identified as a locally important mineral resource.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

- a) **Less than Significant Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses.
- b) **Less than Significant Impact.** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- c) **Less than Significant Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- d) **Less than Significant Impact with Mitigation.** The project could generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project during construction phase of the facility. Mitigation measures have been identified that, upon implementation, will reduce potential adverse impacts to a less than significant level.
- e) **No Impact.** The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.
- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

MM# Mitigation Measures

XII-1 Construction Noise. The developer shall submit to County Planning a Construction Noise Attenuation Plan (CNAP) and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CNAP. The developer shall implement the approved CNAP measures to the satisfaction of County Building and Safety.

- a) *All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.*
- b) *All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
- c) *Construction equipment shall be muffled per manufacturer's specifications.*
- d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from the nearest sensitive receptors.*

[Mitigation Measure XII-1] Prior to Grading Permits

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII. POPULATION AND HOUSING - Would the project:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly because the project will service an existing residential community. The proposed religious facility is not expected to generate a substantial number of new jobs and the existing housing stock should accommodate the housing needs for those employed by the type of jobs generated by the project. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- b) **No Impact.** The proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing. One single-family home exists on site and will be demolished when the proposed project is constructed. However, the removal of this home is not considered substantial and would not necessitate construction of replacement housing. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- c) **No Impact.** The proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing. One single-family home exists on site and will be demolished when the proposed project is constructed. However, the removal of this home is not considered substantial and would not necessitate construction of replacement housing. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XIV. PUBLIC SERVICES

- a) Would the project 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 public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed project will not result 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 public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. RECREATION				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** This project will not 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, because the project will not generate any new residential units and the facility is intended to service an existing community.
- b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the project proposed will not result in an increased demand for recreational facilities.

XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 greenways, pedestrian and bicycle paths, and mass transit. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- a) **Less than Significant Impact.** The maximum occupancy of 262 persons for the project is only expected once a week on Friday from 12 p.m. to 2 p.m. The project will result in 105 total vehicles during any peak hour within the given peak period, which may contribute traffic greater than the Congestion Management Plan (CMP) freeway threshold volume and may exceed the CMP arterial link volume on roadway links serving CMP intersections. The County Traffic Division has reviewed the traffic letter prepared by Shirjeel Muhommad, a Registered Professional Engineer, on April 1, 2011, and revised on September 27, 2011, which concluded that impacts on the local circulation system as a result of implementation of the proposed project will be less than significant.

- b) **Less than Significant Impact with Mitigation.** The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the County congestion management agency for designated roads or highways. A Traffic Impact Letter was prepared by Shirjeel Muhommad, a Registered Professional Engineer, on April 1, 2011, and revised on September 27, 2011. The traffic impacts of the proposed project were analyzed and concluded that the total trip generation during a peak period would be 105 total vehicles, with the Trip Distribution being evenly dispersed to/from East and West of the project. Based on the analysis, it was concluded that the project would not cause any significant impact in the adjacent roadway network with implementation of the mitigation measures proposed by the Traffic Engineer.
- c) **No Impact.** The project will 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 because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- d) **Less than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- e) **Less than Significant Impact.** The project will not result in inadequate emergency access, because there is a minimum of two access points to the site.
- f) **Less than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because these have been required to be installed as conditions of approval.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

MM# Mitigation Measures

XVI-1 Traffic Mitigation. The entrance to the property shall be limited to eastbound right turns only. An R3-2 sign shall be placed for the westbound traffic restricting the left turning movement into the property. Full turning movement access shall be granted leaving the property.

[Mitigation Measure XVI-1] Prior to Building Permits

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services.
- b) **Less than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use. The proposed project will be serviced by an existing on-site septic system. Water treatment facilities will be provided by the Monte Vista Water District.

- c) **Less than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. A Water Quality Management Plan (WQMP), prepared by Mohammed M. Quayum, Registered Professional Engineer, was approved by the San Bernardino County Department of Public Works on January 12, 2011. The site design includes on-site infiltration/retention basins within the landscape areas, as well as a vegetated swale, and all drainage is directed towards these areas. As a result of the use of Best Management Practices (BMPs) as described in the WQMP, it is not expected that there will be any run-off entering the storm drain system during post construction operation.
- d) **Less than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the local water purveyor (Monte Vista Water District) has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- e) **Less than Significant Impact.** The proposed project will utilize an on-site septic system.
- f) **Less than Significant Impact.** The proposed project is served by the Mid-Valley landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g) **Less than Significant Impact.** The proposed project would comply with all federal, state, and local statutes and regulation related to solid waste. The project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris) and thus would not result in long-term solid waste generation. Solid wastes produced during the construction phase of this project, or during future decommission activity, would be disposed of in accordance with all applicable statutes and regulations. Accordingly, no significant impacts related to landfill capacity are anticipated from the proposed project.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which shall cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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. There are no rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, who properly record and/or remove for classification any such finds.
- b) **Less than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.

- c) **Less than Significant Impact.** The incorporation of design measures, County policies, standards, and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers).

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, adopted 2007

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan.

County of San Bernardino, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

PROJECT SPECIFIC STUDIES:

Mohammad M. Quayum, P.E., December 6, 2010, Water Quality Management Plan

Shirjeel Muhammad, P.E., Simply Traffic, April 1, 2011 (Revised September 27, 2011), Traffic Impact Letter

MITIGATION MEASURES

(The following mitigation measures, which are also included within the Conditions of Approval and coupled with the required Condition Compliance Release Forms (CCRF) shall serve as the Mitigation Monitoring and Reporting Program for this project.)

III-1 AQ-Dust Control Plan. The "developer" shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
- b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
- c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
- d) Storm water control systems shall be installed to prevent off-site mud deposition.*
- e) All trucks hauling dirt away from the site shall be covered.*
- f) Construction vehicle tires shall be washed, prior to leaving the project site.*
- g) Rumble plates shall be installed at construction exits from dirt driveways.*
- h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
- i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure III-1] Grading Permits/Planning

III-2 AQ - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:

- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
- c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*

- d) All gasoline-powered equipment shall have catalytic converters.
- e) Provide onsite electrical power to encourage use of electric tools.
- f) Minimize concurrent use of equipment through equipment phasing.
- g) Provide traffic control during construction to reduce wait times.
- h) Provide on-site food service for construction workers to reduce offsite trips.
- i) Implement the County approved Dust Control Plan (DCP)
- j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

[Mitigation Measure III-2] Grading Permits/Planning

V-1 Cultural Resources. The project is not expected to have an impact on cultural or paleontological resources. However, the following procedures shall be implemented in the event that potentially sensitive cultural resources are uncovered during earthmoving and/or construction. The developer/property owner shall submit a letter to County Planning agreeing to adhere to the following requirements and shall include a note on the grading plans and in all construction contracts/subcontracts a provision that the project contractors shall also adhere to the following requirements:

- In the event archaeological, paleontological and/or historical resources, including pottery, middens or human remains, are uncovered during earthmoving activities, all work in that area shall cease immediately and a qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed on the site when the archaeologist, in consultation with the appropriate Native American Tribe(s) and the County of San Bernardino Museum, determines the resources are recovered to their satisfaction.
- If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the San Bernardino County Coroner must be notified. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent, in accordance with California Public Resources Code Section 5097.98.

[Mitigation Measure V-1] Grading Permits/Planning

XII-1 Construction Noise. The developer shall submit to County Planning a Construction Noise Attenuation Plan (CNAP) and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CNAP. The developer shall implement the approved CNAP measures to the satisfaction of County Building and Safety.

- e) All construction activities shall comply with County noise standards (SBCC 83.01.080); including interior finish work, which may occur any time.
- f) All exterior construction activities shall be limited to weekdays and Saturdays between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
- g) Construction equipment shall be muffled per manufacturer's specifications.

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- h) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from the nearest sensitive receptors.*

[Mitigation Measure XII-1] Prior to Grading Permits

- XVI-1 Traffic Mitigation. The entrance to the property shall be limited to eastbound right turns only. An R3-2 sign shall be placed for the westbound traffic restricting the left turning movement into the property. Full turning movement access shall be granted leaving the property.*

[Mitigation Measure XVI-1] Prior to Building Permits.

EXHIBIT C

CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

Conditional Use Permit **Al Nur Islamic Center**

GENERAL REQUIREMENTS Conditions of Operation and Procedures

LAND USE SERVICES/Planning (909) 387-8311

1. **Project Approval Description.** This Conditional Use Permit (CUP) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and/or displays (e.g. elevations) This project is to establish a 7,512 square-foot religious center on 1.54 acres (Project). The Project includes a 1,836 square-foot prayer hall with a maximum occupancy of 262 persons, which will be utilized for daily prayers during the hours of: 5 a.m. – 6 a.m., 1 p.m. – 2 p.m., 3 p.m. – 4 p.m., 6 p.m. – 7 p.m., and 8 p.m. – 9 p.m. The maximum occupancy is expected only once a week during Friday from 12 p.m. – 2 p.m. when congregation and prayer are held. Special occasions will take place as needed. The church office will be staffed by a maximum of two employees from 10:00 AM to 8:00 PM, Monday through Friday, and 11 a.m. – 3 p.m., Saturday and Sunday Parking approved for the facility is based upon the above land use description.
 - a) Project signs shall comply with SBCC Chapter 83.13.
 - b) Project landscaping shall comply with SBCC Chapter 83.10
 - c) Project parking and internal access shall comply with SBCC Chapter 83.11. There are 88 parking spaces required and 88 parking spaces are proposed, which includes 84 standard spaces, 4 disabled accessible space.
 - d) Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC). The “developer” shall provide a copy of the approved conditions and site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements. Project APN: 1013-072-02; Project Number P200900613.
2. **“Developer” Defined.** The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
3. **Project Location.** The Project is located on the south side of Phillips Boulevard, approximately 330 feet east of Yorba Avenue within the sphere of the City of the Chino in the Fourth Supervisorial District.

4. Revisions. Any proposed change to the approved use/activity on the site (e.g. from warehouse to manufacturing); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval obtained.
5. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator (herein "developer") to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
 - a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - b) The land use is determined by the County to be abandoned or non-conforming.
 - c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The "developer" is responsible to initiate any Extension of Time application.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be

granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

8. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
9. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

10. Project Account. The Job Costing System (JCS) account number is P200900613. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$500.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
11. Condition Compliance. In order to obtain construction permits for grading, or any new building, final inspection, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
 - Grading Permits - a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - Building Permits - a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
 - Tenant Occupancy - a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.
12. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: NONE
 - b) STATE: Regional Water Quality Control Board, South Coast Air Quality Management District, State Fish and Game, CalTrans, State Fire Marshall
 - c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, Public Health-Environmental Health Services, Public Works, AND
 - d) LOCAL: LAFCO, Special Districts (Street Lighting and franchise), Monte Vista Water District, Chino Valley Fire District and City of Chino.

13. Continuous Maintenance. The property owner and "developer" shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The "developer" shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - b) Graffiti and debris shall be removed immediately with weekly maintenance.
 - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated, it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Erosion control measures shall be maintained to reduce water run off, siltation, and promote slope stability.
 - e) Architectural controls shall be enforced by the property owner to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
 - f) External Storage, loading, recycling and trash storage areas shall be kept neat, orderly, and fully screened from public view with a solid masonry wall not less than 6 feet in height. The wall shall include sight-obscuring gates. The solid wall(s) and gate(s) shall be continuously maintained in good repair. Commercial outside storage shall be fully screened from public view and not exceed the height of screening walls. No outdoor storage is allowed within any required setback.
 - g) Metal Storage Containers are NOT allowed in commercial or industrial loading areas or other areas unless specifically approved by this or subsequent land use approvals and if allowed shall be screened by landscaping or other means.
 - h) Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved sign plan.
 - i) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County review and approval. The markings and signs shall be clearly defined, unfaded and legible, these include parking spaces, disable space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps "No Parking" "carpool" and "Fire Lane" designations.

14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
 - Odors: No offensive or objectionable odor
 - Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.
 - Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
15. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
16. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
17. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground, where possible in coordination with the utility provider.
18. TSEP - Any event for which the number of persons on the project site would exceed the maximum occupancy shall require a Temporary Special Event Permit (TSEP). Any such TSEP application shall be reviewed in compliance with current SBCC provisions. This CUP approval does not guarantee or imply approval of such a TSEP request.

19. Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate, which may be closed after normal working hours.

LAND USE SERVICES/Code Enforcement (909) 884-4056

20. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and "developer" (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.
21. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

PUBLIC HEALTH/Environmental Health Services (DEHS) (909) 387-4666

22. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080 Contact DEHS – Land Use Section for information.
23. Septic System. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. For information, please call DEHS/Wastewater Section at: 909-387-4666.
24. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual or other impacts, and environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least one (1) time, and refuse containing garbage shall be removed from the premises at least two (2) times per week to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.081 et. seq. For information, please call DEHS/LEA at: 909-387-4655.

CHINO VALLEY FIRE DISTRICT (909) 902-5280

25. Fire Jurisdiction. The above referenced project is under the jurisdiction of the Chino Valley Fire District herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

26. Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC WORKS/Land Development - Drainage (909) 387-8218

27. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
28. Additional Drainage Improvements. In addition to the drainage requirements stated herein, other on-site and/or off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to Public Works, Land Development Division.
29. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
30. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

PUBLIC WORKS/Land Development – Road (909) 387-8145

31. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

PUBLIC WORKS/Solid Waste Management (909) 387-8701

32. Recycling Storage Capacity. The developer shall provide equal space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.

PRIOR TO ISSUANCE OF GRADING PERMITS

The following shall be completed:

LAND USE SERVICES/Building and Safety (909) 387- 8311

33. Grading Plans. If grading exceeds fifty (50) cubic yards, approved plans will be required.
34. NPDES. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.
35. WDID. Prior to permit issuance of a grading permit, CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

LAND USE SERVICES/Planning (909) 387- 8311

36. AQ-Dust Control Plan. *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*
 - a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
 - b) *During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.*
 - c) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
 - d) *Storm water control systems shall be installed to prevent off-site mud deposition.*
 - e) *All trucks hauling dirt away from the site shall be covered.*
 - f) *Construction vehicle tires shall be washed, prior to leaving the project site.*
 - g) *Rumble plates shall be installed at construction exits from dirt driveways.*
 - h) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
 - i) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.*

[Mitigation Measure III-1] Grading Permits/Planning

37. AQ - Construction Mitigation. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:
- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.
 - b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.
 - c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.
 - d) All gasoline-powered equipment shall have catalytic converters.
 - e) Provide onsite electrical power to encourage use of electric tools.
 - f) Minimize concurrent use of equipment through equipment phasing.
 - g) Provide traffic control during construction to reduce wait times.
 - h) Provide on-site food service for construction workers to reduce offsite trips.
 - i) Implement the County approved Dust Control Plan (DCP)
 - j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).

[Mitigation Measure III-2] Grading Permits/Planning

38. Cultural Resources. The project is not expected to have an impact on cultural or paleontological resources. However, the following procedures shall be implemented in the event that potentially sensitive cultural resources are uncovered during earthmoving and/or construction. The developer/property owner shall submit a letter to County Planning agreeing to adhere to the following requirements and shall include a note on the grading plans and in all construction contracts/subcontracts a provision that the project contractors shall also adhere to the following requirements:
- In the event archaeological, paleontological and/or historical resources, including pottery, middens or human remains, are uncovered during earthmoving activities, all work in that area shall cease immediately and a qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Earthmoving shall be allowed to proceed on the site when the archaeologist, in consultation with the appropriate Native American Tribe(s) and the County of San Bernardino Museum, determines the resources are recovered to their satisfaction.

- *If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the San Bernardino County Coroner must be notified. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent, in accordance with California Public Resources Code Section 5097.98.*
[Mitigation Measure V-1] Grading Permits/Planning

PUBLIC WORKS /Land Development Division – Drainage Section (909) 387-8145

39. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$520 deposit for drainage study review will be collected upon submittal to the Land Development Division.
40. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
41. Grading Plans. Grading plans shall be submitted for review and approval obtained. A \$520 deposit for grading plan review will be collected upon submittal to the Land Development Division.
42. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at:
http://www.swrcb.ca.gov/rwqcb8/water_issues/programs/stormwater/sb_wqmp.shtml
43. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of \$3,600 to Land Development Division.

PUBLIC WORKS/Solid Waste Management (909) 387-8701

44. C&D Plan – Part 1. The developer shall prepare, submit, and obtain approval from Solid Waste Management Division (SWMD) of a “Construction Waste Management Recycling Plan (C&D Plan), Part I”. The C&D Plan shall list the types and volumes of solid waste materials expected to be generated from grading and construction. The Plan shall include options to divert from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume.

Upon completion of construction, the developer shall complete SWMD’s C&D Plan Part 2”. This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH PHASE

The following shall be completed:

LAND USE SERVICES/Building and Safety (909) 387- 8311

45. Building Plans. Three copies of the proposed professionally prepared building plans shall be submitted for plan review with appropriate fees and approval of these shall be obtained with permits, for any building, sign, or structure (including trash enclosures) to be constructed or located on site.
46. Health/Safety Code Compliance. Any mausoleum, crypts, columbarium, or chapel shall be constructed to comply with all the applicable sections of the California Health and Safety Code Division 8 Part 5.
47. Wall Plans. Submit professionally prepared plans for review and obtain approval with permits for all fences and walls greater than six feet (6') in height and any required walls, retaining walls or trash enclosures.
48. Sign Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
49. Disabled Access. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.
50. Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of each accessible building or area.

LAND USE SERVICES/Planning (909) 387-8311

51. Building Elevations. The developer shall obtain approval from County Planning for the exterior elevations on all four sides of the proposed building. The elevations shall demonstrate horizontal and vertical elements (e.g. trim design, architectural elements, windows, etc.). All sides of the building, except loading dock areas shall have landscape planters adjacent to the building walls. The use of trellises, arbors, planters and atriums is encouraged. All walls shall be shown and approved by County Planning prior to construction. Where possible, all new proposed structures and their related elements shall be painted, treated, or otherwise finished to blend in to the surrounding existing architectural theme. Screening materials shall blend into adjacent architectural elements. All roof mounted mechanical equipment shall be screened from view and shall be painted to match the roof color.

52. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code, as well as the East Valley Area Plan requirements. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
53. Underground Utilities. All new on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
54. Signs. The developer shall submit a signs for review and approval. Each tenant shall submit for approval any additions or modifications to the approved signs. The signs shall adhere to the following:
 - a) All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - b) All sign lighting shall not exceed one-half (0.5) foot-candle.
 - c) No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - d) There shall be no more than one freestanding sign per frontage. No freestanding sign shall be more than 25 feet above the road to which it is oriented.
 - e) Monument signs shall not exceed six feet above ground elevation and shall be limited to one per frontage.
 - f) Directional signs shall be allowed as shown on the sign plan submitted with landscape plans.
55. LID - The developer shall incorporate "Low Impact Design" concepts wherever possible to reduce storm water runoff and increase on-site infiltration. The design goal is to maintain offsite flows of storm water to predevelopment rates. Among the design concepts that may be incorporated are:
 - a) Incorporate pervious materials (e.g. pavers on gravel, porous concrete) in parking spaces not drive aisles.
 - b) Design parking lot drainage to flow into landscaped areas, wherever feasible.
 - c) Drain parking spaces into the adjacent landscaping using wheel stops in lieu of curbed planters. Parking spaces should be flush with the adjacent landscaped area to facilitate storm water runoff and absorption.
 - d) Decorative drive entry statements should utilize pervious pavers in lieu of stamped concrete.
56. LEED - The developer shall incorporate wherever possible design concepts adopted by the US Green Building Council in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The standards can be found at the web site: <http://www.usgbc.org>.

LAND USE SERVICES/Code Enforcement (909) 884-4056

57. Sign Registration. Prior to installation of any freestanding, wall, roof, projecting or monument sign, an approved sign registration application and plot plan are required.

PUBLIC HEALTH/Environmental Health Services (DEHS) (909) 387-4666

58. Water. Water purveyor shall be Monte Vista Water District.
59. Water Letter. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the Assessor's Parcel Number.
60. Sewer. Method of sewage disposal shall be City of Chino, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
61. Sewer Letter. Applicant shall procure a verification letter from the sewer agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer agency. The letter shall reference the Assessor's Parcel Number.
62. On-site Wastewater Treatment System. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report shall be submitted to DEHS for review and approval. A plot plan showing the location of the septic system may be required by DEHS prior to the issuance of building permits. If the percolation report cannot be approved, the project may require and alternative OWTS. For information, please contact the Wastewater Section at (909) 387-4655.
63. Existing Septic System. Existing septic system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
64. Regional Board Approval. Written clearance shall be obtained from the Santa Ana Regional Water Quality Control Board, 3737 Main St., Suite 500, Riverside, CA 92501, 909/782-4130, and a copy forwarded to the Department of Environmental Health Services.
65. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise

standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 909-387-4655.

PUBLIC WORKS/Land Development - Roads (909) 387-8218

66. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-8145.

Phillips Blvd. (Secondary Highway – 88')

- A grant of easement is required to provide a half-width right-of-way of 44' , taken from the centerline of improvement.
 - Design curb and gutter with match up paving 32 feet from centerline.
 - Design sidewalks per County Standard 109 type B.
 - Design driveway approach per San Bernardino County Standard 129B, and located per Standard 130.
67. Road Design. Road sections within and/or bordering the project site shall be designed and constructed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
68. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
69. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
70. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
71. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.

72. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
73. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
74. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.

CHINO VALLEY FIRE DISTRICT (909) 902-5280

75. Access. The fire department access shall be a minimum of 26 feet throughout. The minimum width is currently met. The turning radii shall be a minimum of 40' inside and 66' outside. Two points of access are proposed.
76. Fire Hydrants. Provide proposed fire hydrant locations, show locations of any existing public fire hydrants. The spacing shall be so that a hydrant is within 150 feet of the structures and a maximum of 300 feet between hydrants. This shall be included on the plans.
77. Fire Sprinkler. Any building 5,000 sq. ft. or larger shall be fully equipped with an automatic fire sprinkler system.
78. Fire Alarm. An automatic monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 100 heads or more.
79. Site Plan. A detailed site plan of the development is required. Applicant shall comply with Fire District Standard #143.
80. Construction Plans. Separate plan submittals are required for:
 - a. Private On-Site Water Protection Improvements (Underground)
 - b. Building Construction
 - c. Sprinkler System
 - d. Fire Alarm

All plans shall be submitted to a contracted consultant with the Chino Valley Fire District. Plans shall be approved and a permit obtained prior to the commencement of work. The permit and an approved/stamped set of plans shall be maintained onsite during construction. Fees are to be paid at time of submittal.

***PRIOR TO FINAL INSPECTION OR OCCUPANCY PERMITS FOR EACH PHASE
The Following Shall Be Completed:***

LAND USE SERVICES/Building and Safety (909) 387-8311

81. Van Accessible Parking. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, shall be served by an access aisle eight feet wide and shall be designated "Van Accessible". The words "NO PARKING" shall be painted on the ground within each eight-foot wide loading area as specified in the California Building Code.
82. Path of Travel. Provide a path of travel from all parking spaces for the disabled up to the primary entrances of each building.
83. Planning Division Approval. Prior to occupancy all Planning Division requirements and sign-off's shall be completed.

LAND USE SERVICES/Planning (909) 387-8311

84. Parking Lot Installed: On-site parking and circulation requirements shall be installed, inspected and approved as being in compliance with SBCC Chapter 83.11. The appropriate parking plan shall be implemented based on the identified tenant, and stalls painted accordingly. The following shall be completed:
 - a) Markings. All circulation markings shall be clearly painted and permanently maintained, including arrows painted to indicate direction of traffic flow.
 - b) Crosswalks. All on-site internal pedestrian crosswalks shall be delineated with a minimum 3" white or yellow painted line stripe. All pedestrian crossings in public right-of-way shall be per County Standards.
 - c) Stops. All internal parking lot driveway intersections shall be installed with a painted stop limit line and shall have either a breakaway pole "STOP" sign and/or painted "STOP" lettering on the paving in front of the limit line.
 - d) Parking Space Striping. All paved parking stalls shall be clearly striped and permanently maintained.
 - All paved non-truck parking stalls shall be striped with double/hairpin lines with the two lines being located an equal nine inches on either side of the stall sidelines. Each use shall have a minimum of four standard parking stalls (9'x19'), one loading zone (10' x 20' with 14' clearance) and one van accessible space for the disabled (9'+ 8' x 19'), plus one additional space for each company vehicle.
 - e) Multi-modal. All required multi-modal amenities (e.g. bike stands, motorcycle parking, mass transit access, carpool preferred parking, vanpool passenger pickup etc.) shall be installed per approved plans.
85. Lights Installed. All required lighting shall be installed in compliance with the approved lighting plan. All lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.

86. Screening Installed. All required screening and buffering measures shall be installed. All rooftop mechanical equipment shall be screened from ground vistas. All trash enclosures shall be screened from public view and shall be double-bin capacity with a rainproof roof.
87. Building Elevations. The building construction shall be completed in conformance with the approved architectural elevations to the satisfaction of County Planning
88. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan.
89. Landscape SUP Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape plantings and irrigation systems to ensure that the landscaping remains in a healthy thriving condition for a minimum of two full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect to replace all plant material (including labor) and must include material and labor for each landscaped area. This does not include an estimate to replace the irrigation system.
Failure to accomplish the screening and other landscape objectives listed in these conditions shall require additional/replacement plantings and/or other corrective measures as determined necessary by County Code Enforcement in coordination with County Planning. Also the time requirement for the SUP shall be extended and continue until such time as the objectives have been accomplished to the satisfaction of County Code Enforcement in coordination with County Planning and then sustained for one subsequent year.

LAND USE SERVICES/Code Enforcement (909) 884-4056

90. Special Use Permit - Landscaping. The developer shall submit an application with the appropriate fees and obtain approval of a Special Use Permit for the confirmation inspections and administration of the surety to guarantee the installation, proper maintenance, and survival of the required landscaping.

PUBLIC WORKS/ Land Development Division – Drainage Section (909) 387-8145

91. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.
92. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

PUBLIC WORKS/Land Development - Roads (909) 387-8218

93. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
94. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
95. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

PUBLIC WORKS/Traffic Division (909) 387-8186

96. Traffic Mitigation. *The entrance to the property shall be limited to eastbound right turns only. An R3-2 sign shall be placed for the westbound traffic restricting the left turning movement into the property. Full turning movement access shall be granted leaving the property.*
[Mitigation Measure XVI-1] Prior to Occupancy.

PUBLIC WORKS/Solid Waste Management (909) 387-8701

97. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50% of total volume of all construction waste.

This summary shall provide documentation of diversion of materials including but not limited to receipts or letters documenting material types and weights from diversion facilities or certification reuse of materials on site.

CHINO VALLEY FIRE DISTRICT (909) 902-5280

98. Addressing. Addressing must comply with Chino Valley Fire Std. #122 – Minimum of 8" numbers shall be provided.
99. Operational Permit. The building use will require an operational permit for a 'Place of Assembly' as stipulated in Section 105 of the California Fire Code.

COUNTY FIRE/Hazardous Materials Division (909) 386-8401

100. Emergency Plan. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and waste or a letter of exemption. Contact Office of the Fire Marshall, Hazardous Materials Division at: (909) 386-8401.
101. Handlers Permit. Prior to occupancy, developer shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank permit. For information call County Fire Department/Hazardous Materials Division, Field Services at (909) 386- 8401.

END OF CONDITIONS

EXHIBIT D

AERIAL MAP

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AERIAL MAP



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EXHIBIT E

ASSESSOR MAP

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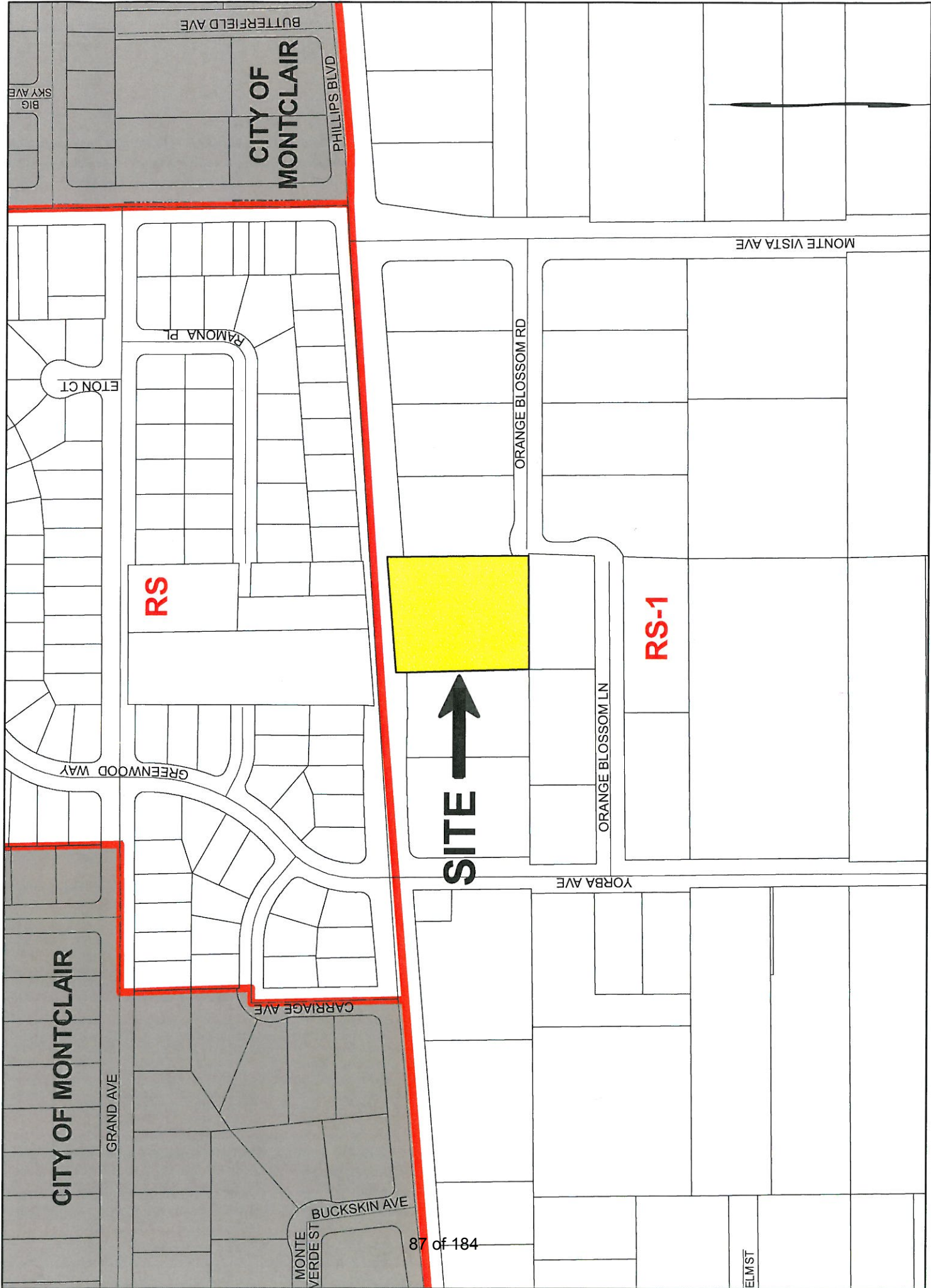
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EXHIBIT F

LAND USE ZONING DISTRICT MAP

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LAND USE ZONING DISTRICT MAP



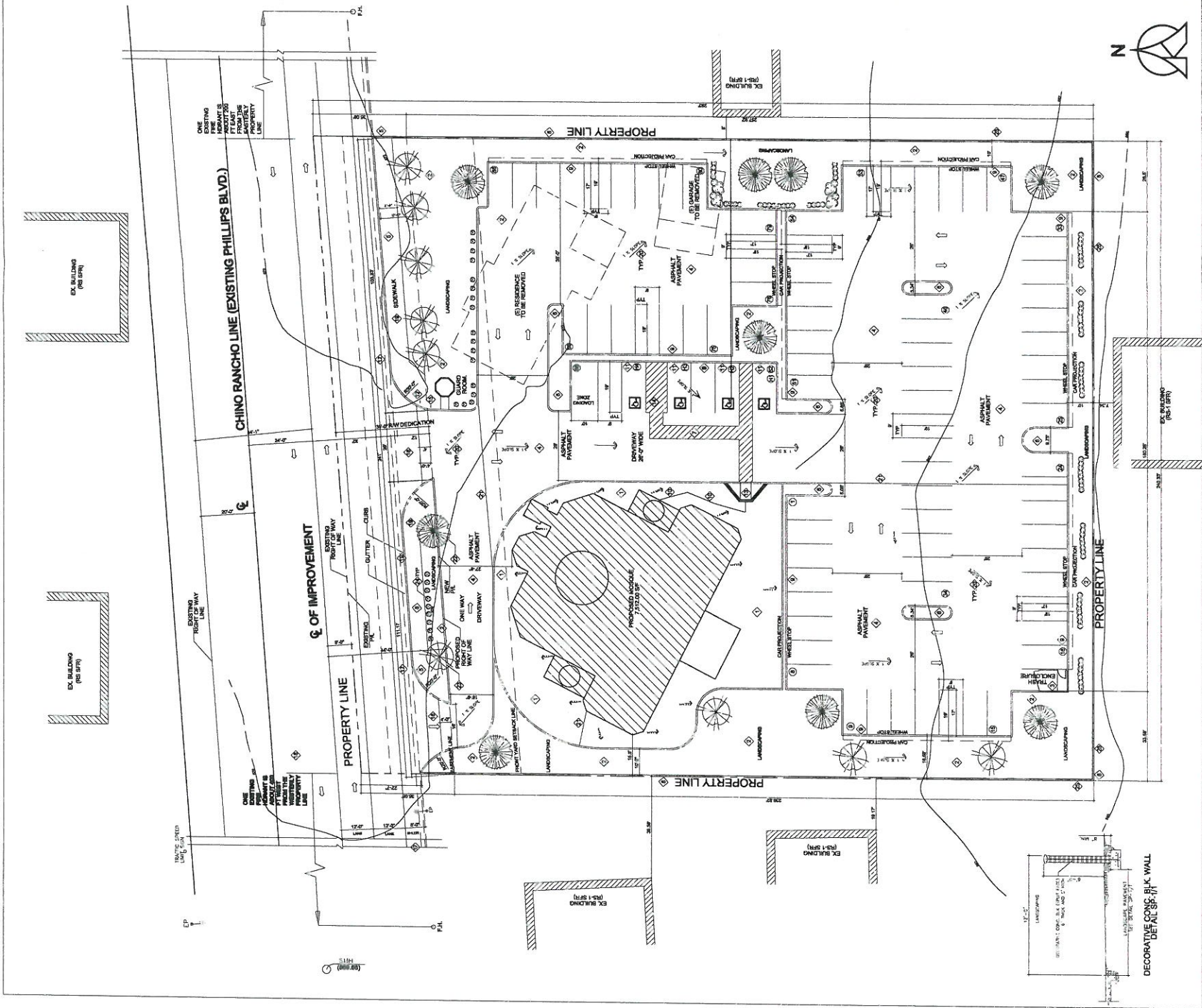
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EXHIBIT G

SITE PLAN

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FOR OFFICIAL USE ONLY



PROJECT DATA

PROJECT ADDRESS: 4797 W. PHILLIPS BLVD.
ONTARIO, CA 91762
OCCUPANCY: R-3, B, E-1, A-3
CONSTRUCTION TYPE: 1-1.5 (THRU NON RATED)
ZONING: R-1HS

AREA
TOTAL LOT AREA: 60000.00 SQ. FT.
NEW LOT AREA: 60000.00 SQ. FT.
TOTAL BUILDING AREA: 22500.00 SQ. FT.
TOTAL PAVED AREA: 22500.00 SQ. FT.
TOTAL UNPAVED AREA: 37500.00 SQ. FT.
TOTAL LANDSCAPED AREA: 37500.00 SQ. FT.
TOTAL PAVED AREA: 22500.00 SQ. FT.
TOTAL UNPAVED AREA: 37500.00 SQ. FT.
TOTAL LANDSCAPED AREA: 37500.00 SQ. FT.

GENERAL NOTES

- 1) ALL PARKING SPACES SHALL BE DOUBLE STRIPED.
- 2) FOR LOCATION OF EXISTING FIRE HYDRANT PLEASE SEE GRADING PLAN
- 3) NO SIGNS PROVIDED
- 4) FOR LEVELS SEE TOPO MAP
- 5) FOR LIGHTING DETAILS SEE E-1

CODES

- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA MECHANICAL CODE (CMC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2008 TITLE 24 ENERGY REGULATIONS

VICINITY MAP



NOTE:
EXISTING RESIDENCE AND GARAGE (B) WILL BE REMOVED UPON COMPLETION OF PROPOSED MODULE. UNLESS SUFFICIENT PARKING SPACES ARE ACHIEVED BY OBTAINING AN ADJACENT LOT, ON OTHER APPROVED MEANS.

REVISED
SITE PLAN
SCALE 1"=20'

UTILITIES

ELECTRICITY
Southern CA Edison Company
P.O. Box 900
Rosemead, CA 91770
800-455-4555
http://www.sce.com/

GAS
Southern CA Gas Company
P.O. Box C
Monterey Park, CA 91775
800-427-2200
http://ocalgas.com/index/

SEWER
Edison San Joaquin
TRASH/WASTE MANAGEMENT
Burtac Waste Industries Inc.
1250 E Holt Ave
Pomona, CA 91767
909-420-1353
http://burtac.com/

WATER
San Joaquin Water District
10375 Central Ave
Manteca, CA 91763
909-424-0035
http://www.mtwed.org/

TELEPHONE
VERIZON
P.O. Box 9888
Mission Hills, CA 91346-9888
800-837-4866
http://www.vzw.com/

CABLE
Time Warner Cable
1123 N MOUNTAIN AVE
ONTARIO, CA 91762
909-452-2233
http://www.timewarnercable.com/SCall/

LEGAL DESCRIPTION

TRACT NO.	LOT NO.	BLOCK/UNIT
E 28B FT	2	34 TP 1 S R BW

APN: 101307202000
RANCHO SANTA ANA DEL CHINO E 28B FT
TRACT LOT 2 SEC 24 TP 1 S R 8W AS
MEAS ALG S 1/4 S 1/4 LOT
LOT AREA: 1.48 ACRES

PARKING CALCULATION

REQUIRED PARKING	FORMULA	SPACES
Prayer Hall (1,836 s.f.)	1/25	74
SERVICE LOBBY & SECOND FLOOR	1/400	14
Total Spaces Required		88
PROVIDED PARKING		SPACES
Regular (8'x19')		64
Van Accessible (9'x8'x19')		2
Disable Accessible (9'x5'x19')		2
Total Provided		88
OTHER		
Loading Zone (10'x19'x14')		1

LEGEND

- 1) DECORATIVE PAVING
- 2) LANDSCAPED AREA
- 3) TRASH ENCLOSURE W/UNDER SEPARATE PERMIT REQ.
- 4) ASPHALT PAVING PER CAL. DNG.
- 5) 8" HIGH CONCRETE BLOCK WALL
- 6) LANDSCAPE PLANTERS
- 7) HANDICAP ACCESS WALK
- 8) PROPERTY LINE
- 9) PARKING BUMPERS/CONCRETE CURB
- 10) PATH OF TRAVEL FOR ADA COMPLIANCE
- 11) HANDICAP SIGN
- 12) SIGN FOR UNAUTHORIZED VEHICLE TOWING PER SEC. 112965
- 13) HANDICAPPED PARKING STALL
- 14) HANDICAPPED VAN DROP AREA
- 15) HANDICAPPED ACCESSIBLE SIGN
- 16) COMMERCIAL DRIVEWAY PER SB COUNTY STD. PLAN 108
- 17) CURB AND GUTTER PER SB COUNTY STD. PLAN 116
- 18) SECONDARY HIGHWAY PER SB COUNTY STD. PLAN 102
- 19) SIDEWALK PER SB COUNTY STD. PLAN 108 TYPE C
- 20) WATER FLOW DIRECTION
- 21) TREE LEGEND
- 22) JACKMANIA MICROPOLE
- 23) CORONA (BONNACHER)
- 24) REPAIR OF EXISTING CONC. BLK. WALL
- 25) SEE DETAIL SP-11

NOTES

THE PROPERTY CURRENTLY HAS TEMPORARY FULL TURNING MOVEMENT ACCESS TO PHILLIPS BLVD. THE COUNTY RESERVES THE RIGHT IN THE FUTURE TO CONSTRUCT AND/OR INSTALL A RAISED MEDIAN ON PHILLIPS BLVD OR OTHER APPROPRIATE SAFETY MEASURES/TRAFFIC CONTROL DEVICES FOR THE PURPOSES OF PROTECTING PUBLIC HEALTH AND SAFETY, WHICH COULD RESULT IN THE PROPERTY HAVING ONLY RIGHT-IN AND RIGHT-OUT ACCESS TO PHILLIPS BLVD.

MAK & ASSOCIATES

BUILDING DESIGN & CONSTRUCTION MANAGEMENT
2331 PARK VIEW LANE, CHINO HILLS, CA 91709
TEL: (909) 590-1555 FAX: (909) 590-1222
E-MAIL: MAK_ASSOCIATES@CONSULTANT.COM

PROJECT:

OWNER: MAK ASSOCIATES
4797 WEST PHILLIPS BLVD.
ONTARIO, CA 91762
E-MAIL: mak@makassociates.com

APPLICANT: MAK ASSOCIATES
4797 WEST PHILLIPS BLVD.
ONTARIO, CA 91762
E-MAIL: mak@makassociates.com

PROJECT #

DATE: 08/10/11 BY: F.T.

DATE: 03/10/11 BY: MAK

DATE: 06/12/11 BY: MAK

DATE: 11/02/11 BY: A.M.

DATE: 11-20-09 BY: A.M.

SP-1

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EXHIBIT H

ELEVATIONS

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MAK & ASSOCIATES

BUILDING DESIGN & CONSTRUCTION MANAGEMENT

2381 PARK VIEW LANE, CHINO HILLS, CA 91709
TEL: (909) 590-1555 FAX: (909) 590-1222
E-MAIL: MAK_ASSOCIATES@CONSULTANTS.COM

KEYNOTES

- 1
- TILE BORDER (6"x10")
MANUFACTURER: INTERCERAMIC INC.
- 2
- TILE BORDER (6"x6")
MANUFACTURER: INTERCERAMIC INC.
- 3
- TILE BORDER (2"x10")
MANUFACTURER: INTERCERAMIC INC.
- 4
- STAINED GLASS DOME (MICH WILL BE USED AS SOLAR PANEL)
- 5
- WINDOW 1, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 6
- ENTRANCE DOOR
MANUFACTURER: FULL LIGHT BY PELLA OR EQUAL
- 7
- WINDOW 2, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 8
- PARAPET WALL
- 9
- STUCCO: COLOR: VIEJO X-475 (Base 200)
MANUFACTURER: LA HABRA STUCCO
- 10
- WINDOW 3, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 11
- STUCCO: COLOR: PACIFIC SAND X-97 (Base 200)
MANUFACTURER: LA HABRA STUCCO
- 12
- CALIGRAPHIC INSCRIPTIONS
- 13
- STUCCO BAND, COLOR: VIEJO X-475 (Base 200)
MANUFACTURER: LA HABRA STUCCO

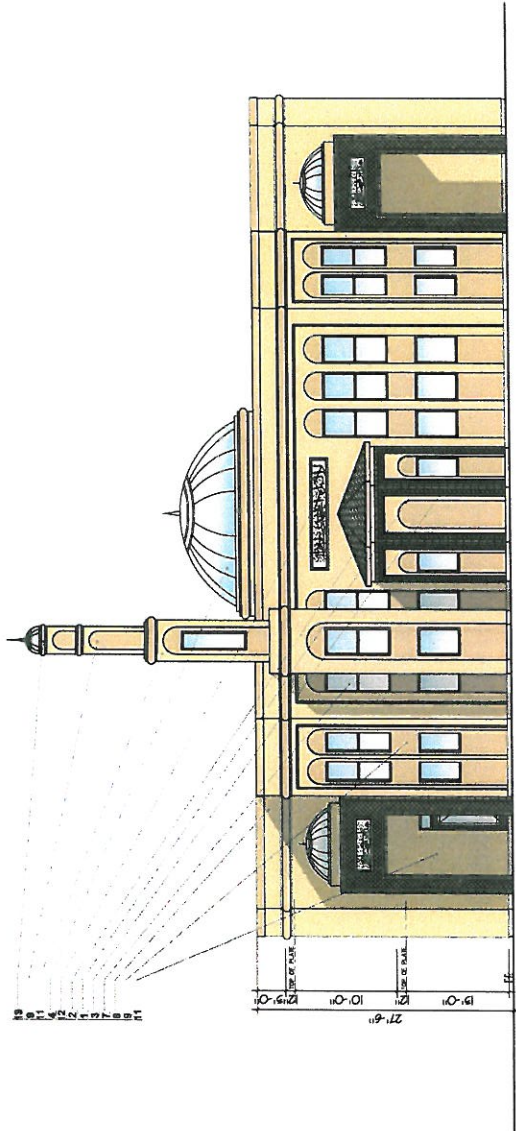
PROJECT:
AL-HABIB
64787 WEST PHELPS BLVD.
ONTARIO, CA 91762

OWNER:

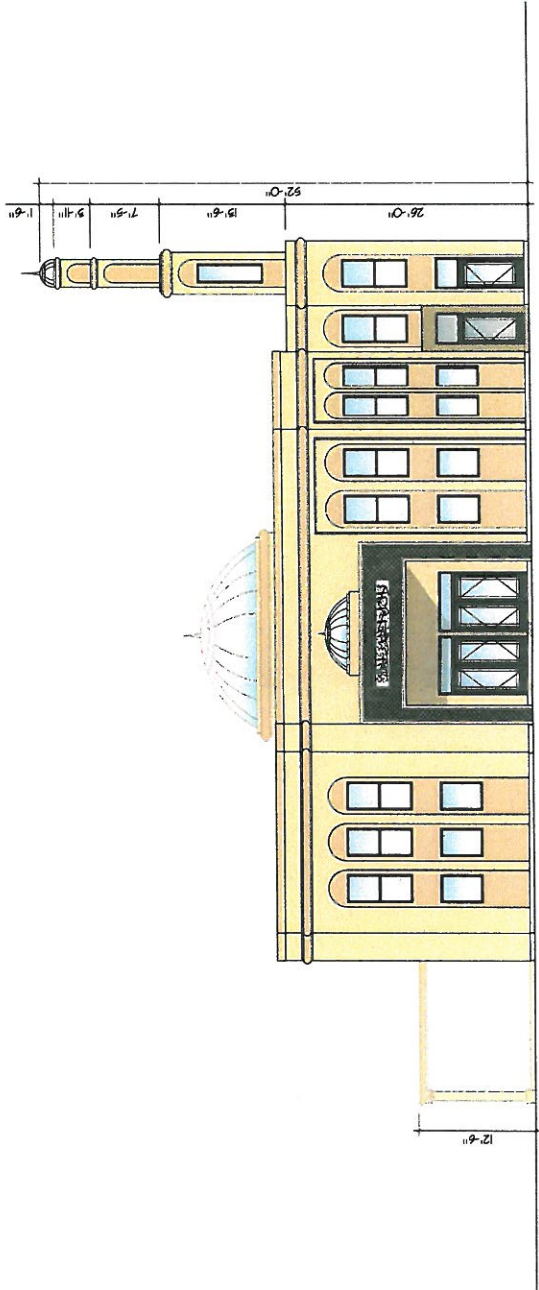
DR. KABIR AHMED
64787 WEST PHELPS BLVD.
ONTARIO, CA 91762

NO	DATE	BY	REMARKS		PROJECT #
			DATE	BY	
1	06/10/10	F.T.			
2	03/03/11	MAK			
3	03/10/11	MAK			
4	04/06/11	F.T.			
5	11/03/11	A.M.			
DATE			PERSON NO.		

A-2



N-E ELEVATION
SCALE 1/8"=1'-0"



S-E ELEVATION
SCALE 1/8"=1'-0"

MAK & ASSOCIATES

BUILDING DESIGN & CONSTRUCTION MANAGEMENT

2381 PARK VIEW LANE, CHINO HILLS, CA 91709
TEL: (909) 590-1555 FAX: (909) 590-1222
E-MAIL: MAK_ASSOCIATES@CONSULTANTS.COM

KEYNOTES

- 1 TILE BORDER (4"x12")
MANUFACTURER: INTERCERAMIC INC.
- 2 TILE BORDER (6"x6")
MANUFACTURER: INTERCERAMIC INC.
- 3 TILE BORDER (22"x12")
MANUFACTURER: INTERCERAMIC INC.
- 4 STAINED GLASS DOME
- 5 WINDOW 1, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 6 ENTRANCE DOOR
MANUFACTURER: FULL LIGHT BY PELLA OR EQUAL
- 7 WINDOW 2, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 8 PARAPET WALL
- 9 STUCCO: COLOR: VIEJO X-475 (Base 200)
MANUFACTURER: LA HABRA STUCCO
- 10 WINDOW 3, VINYL
MANUFACTURER: MILGARD OR EQUAL
- 11 STUCCO: COLOR: PACIFIC SAND X-47 (Base 200)
MANUFACTURER: LA HABRA STUCCO
- 12 CALLIGRAPHIC INSCRIPTIONS
- 13 STUCCO BAND, COLOR: VIEJO X-475 (Base 200)
MANUFACTURER: LA HABRA STUCCO

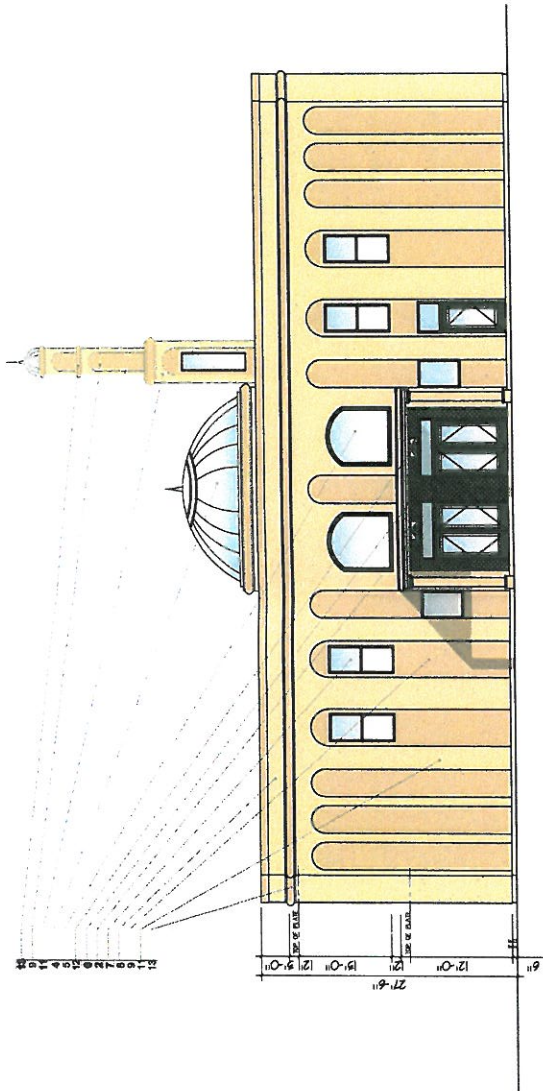
PROJECT:
AL-JABEL
6477 WEST PHELPS BLVD.
CITY OF LOS ANGELES, CA 90045

OWNER:

DR. KABIR AHMED
6477 WEST PHELPS BLVD.
CITY OF LOS ANGELES, CA 90045

NO.	DATE	BY	REVISIONS	PROJECT /
1	09/10/09	F.T.	MAK	
2	03/07/11	MAK		
3	03/07/11	MAK		
4	09/08/11	F.T.		
5	11/08/11	A.M.		
FIG. NO.				REVISION NO.

A-2-1



S-W ELEVATION
SCALE 1/8"=1'-0"



N-W ELEVATION
SCALE 1/8"=1'-0"

EXHIBIT I

CORRESPONDENCE

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RECEIVED
NOV 29 2011
GARY OVITT
4TH DISTRICT SUPERVISOR

To Whom It May Concern:

This is concerning
APN: 1013-072-02-0000
Al-Nur Islamic Center

I am Eva Chittenden I live
across the street from the property
in question.

I have had to deal with the matter
they have in the house now that
they claim they don't have there be-
cause its not legal to meet there.

They have had 34 meetings from
July 9th 2011 to Oct 30th 2011 they cause
a lot of traffic problems and theres
no where near 242 people.

They have no concern for the neighbors
and are very noisy when they're leaving
from 9pm to 12am. My bedroom is on
the front of my house so I get all
the lights in my bedroom windows and
all the noise, loud talking, slamming
car doors loud radios and horns.

I work full time I have to get up at
4 to 4:30am to go to work. I am

66 years old and have lived in this house for over 37 years.

I just wanted to be able to enjoy my property as I did before they moved in across the street set up signs and are very different.

Why don't they put their Cemetery in their own neighbor hood. It does not belong in our neighbor hood.

Please do not grant this and make it so we can never enjoy our yards and land that all of us have worked hard to pay for.

This type of thing does not belong here.

Thank You
Eva Chittenden (Home Owner)
4796 Phillips Blvd
Ontario, CA 91762

1 of 3

11/26/11

San Bernardino Planning Office.
385 North Arrowhead Avenue
San Bernardino, CA 92415
Attn: Heidi Duron

Comments requested for review at the hearing on December 8th for the following.

Request for conditional use permit to build an 11 thousand square foot center to hold church services, and have a dental office, doctor's office, dining hall and mortuary services at. Al-Nur Islamic Center CUP/P200900613 (Chino Sphere of Influence) the concerns cited from neighbors in and around this area includes the following but not limited to:

Building in a residential zoned area designated for single family dwellings. Zoning laws were created to provide orderly development and provide protection for those who invest in homes and other property knowing that certain conditions exist and will be maintained.

Chino has had a moratorium on septic waste disposal for over thirty years. No new septic tanks.

Area has a no second story additions or building - zoning rules already in place in established single family homes areas.

Views of our beautiful mountains will be gone.

Privacy would be violated.

Code enforcements of noise concerns will be an issue.

Increased traffic on Phillips and Monte Vista Avenues, which would negatively impact the neighborhood; dangerous intersection as it is, also endangering children who play in the streets and animals, such as horses, that travel alongside the street.

Increased traffic on Francis and Yorba Avenues

2 of 3

New paving; which will increase surface run-off – worsening flooding problems on Yorba and Phillips Avenues.

Fear that property tax assessments (for some owners) will increase due to improvements made by applicant, placing the burden on the property owners and taking the church site off the tax rolls.

Loss of rural atmosphere from improvements; curbs, gutters, sidewalks, street lights, and street widening.

And the fact that the little two lane road has no room to be widened.

Fear of future expansion.

Concern that there are too many churches in the area already and churches don't pay taxes.

Fear that the property owners will eventually be forced to annex to Chino and/or connect to the City's sewer system, if that system is placed in the street in front of their homes.

Loss of trees and the birds which nest in those trees.

Reduction in property values by the addition of non-residential land use in a residential area.

Fear that a precedent would be set; allowing additional non-residential land uses to be permitted, destroying a small rural residential community.

Concern that this is not going to be a neighborhood church, but rather a business – including a health care center, dental clinic, child care center, and mortuary services.

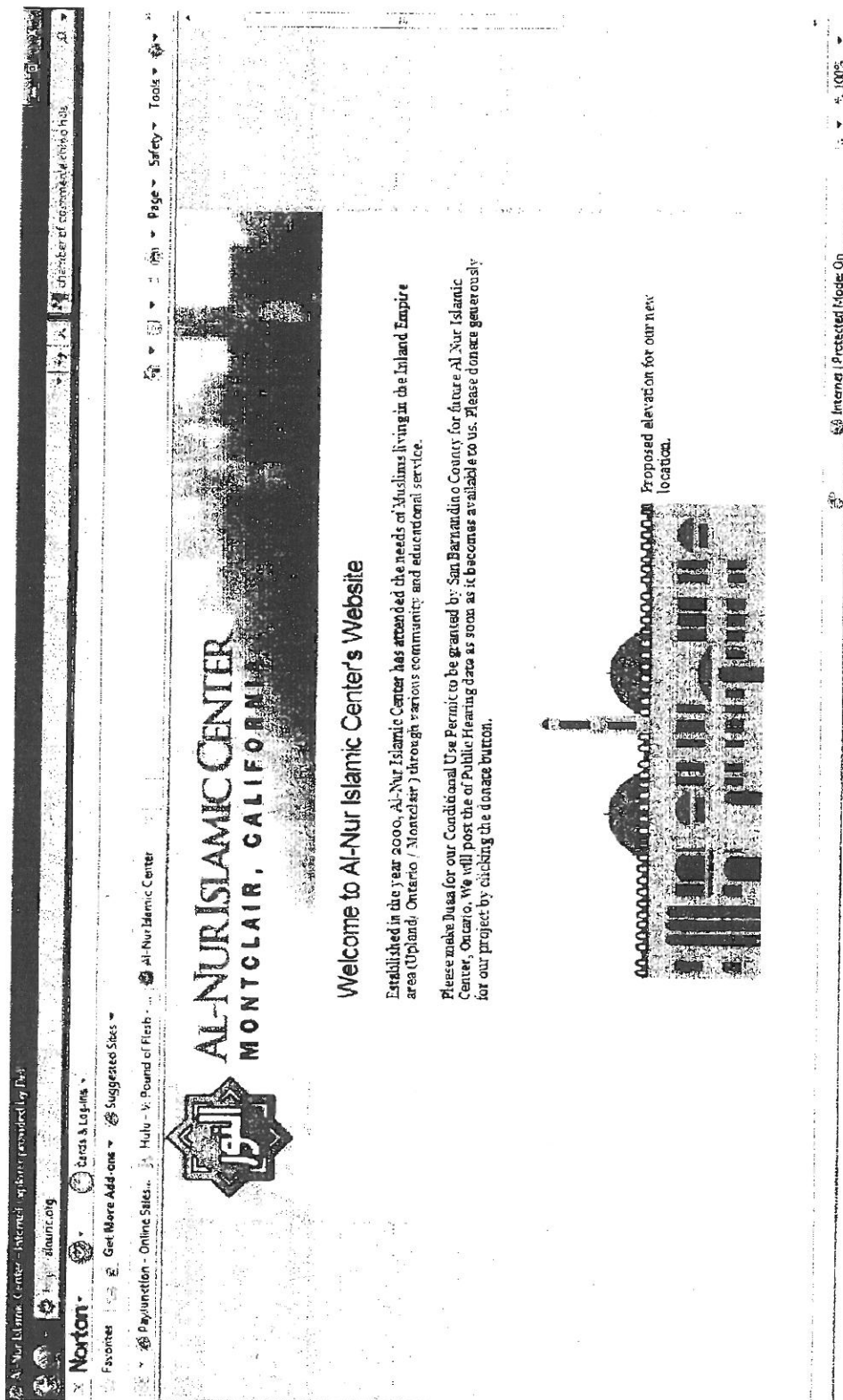
Fear that farm animals will eventually have to be removed due to complaints from church members about flies and odors associated with such animals.

Concern that construction activities will disrupt daily life, access to homes, the peace and quiet of the neighborhood, which is home to many elderly and retired persons.

3063

A lot of concerns for the health issues of families in the area. The neighbor's behind this proposed building have at risk immune systems to say the least. The home owner is confined to a wheelchair and has only one lung. The older daughter and Mother of four children there has had many open heart surgeries and is asthmatic as well as one of her young sons and cannot live near increased pollution from cars coming and going daily.

Loss of water pressure (which is already low) from a use which is more intense than one dwelling unit per acre.



November 26, 2011

**SAN BERNARDINO COUNTY LAND USE SERVICES
PLANNING DIVISION PROJECT NOTICE DEPARTMENT**

Re: Notice to file for conditional use permit.
Assessor Parcel Number: 1013-072-02
Project Number: P200900613/CUP
Land Use District: SFR-1 aka Single Family Residences
Community of: 4th/supervisory district
Located: At: 4797 Phillips St. – Ontario, CA 91762-5250

Attn: Heidi Duron

In one of the many faxed letter with objections to the proposed conditional use permit at the Al-Nur Center at the address above, I mentioned the health concerning of the family that lives directly behind the fence of the proposed building site. These issues were discussed with my family physician and my own health and my families were of his concern. George has COPD and I have had to use nebulizers because of winds blowing dust into my weak lungs on many occasions. I can't even imagine what it would be like to live with all the dust and other materials being brought into the air if any amount of building construction was to go on.

The neighbor behind the proposed building is confined to a wheelchair and has only one lung. He older daughter has had many open heart surgeries, and is asthmatic and so is one of this women's younger sons.

With Kind Regards,

Diane Schumann

November 26, 2011

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

San Bernardino County Zone Regulations regarding the proposed Al-Nur Islamic Center of over 11,000 sq feet and an additional 2,166 Sq foot home surely does not fall within this zone type. See line below, taken from the San Bernardino County Land Use and code enforcement information.

These districts, such as "RS" for single-family residential.

My question and what I would like to comment about is how could this proposal even be considered in this neighborhood? This is a rural county single family home area. We are in the unincorporated area of San Bernardino County and in the spheres of influences' of the City of Chino.

We use the Chino mailing address but we are not Chino City residents we are San Bernardino County property. This property falls in the same category as us.

Also can you explain the description of the property demission from the picture you provided it shows the area map with part of the property being in the street? How can you consider that in the amount of Square Feet this property total is?

With Kindness Regards,

Diane Schumann

4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

November 26, 2011

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Per your request of notice of any challenge that could arise in a hearing in regard to the above requested permit I am requesting that we can address the following.

I believe this would be an invasion of my privacy; the two story building would face into my yard. Me my family and my friends would be impacted.

With Kindness Regards,

Diane Schumann

(909) 627-9502

1 of 2

November 26, 2011

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Subject: Worship Services

We the neighbors of Chino would like to be able to comment at the December 8th hearing for the conditional use permit for the above center on the amount of times per day's traffic and noise would be unacceptable with the following information. Please see below.

Prayer Times

Fajr	6:00AM
Dhuhr	--:--
Jumu'ah	1:10pm
Asr	4:30 PM
Maghrib	Sunset
Ishaa	8:15 PM

Welcome to Al-Nur Islamic Center's Website

Established in the year 2000, Al-Nur Islamic Center has attended the needs of Muslims living in the Inland Empire area (Upland/ Ontario / Montclair) through various community and educational service.

1st Friday and 3rd Friday of every month

Youth group Class Time: 7:00 PM

Location: 4797 W. Phillips Blvd, Ontario, CA 91762

(between Ramona Ave and Montevista Ave)

Current session topic- Story of the Prophets

(expected day to finish on April 2nd 2010)

26f2

Next Episode of Youth Class- Heroes of Islam, will begin on April 16, 2010 insha Allah.

Ages 11-20 years for Youth Group

Ages 5-10 years for children class room

Family Night- 2nd Saturday of every month at 7 PM.

Insha Allah we will post very soon the 1st Phase of Al Nur's Master Plan as soon as it gets approved by the County planning Division.

Diane Schumann'
4760 Orange Blossom Lane
Chino, CA 91710-1744
(909) 627-9502

Example

3 of 3



Al-Nur
Islamic Center

Prayer Times
for February 2011
Safar- Mahrram 1432
(Friday Khutba starts at 1:10 p.m.)

Day	Feb-11	Hijri 1432	Fajr Start	Fajr Jamat	Sunrise	Dhuhr Start	Asr Jamat	Maghrib	Isha Jamat
Tues	1	Safar	5:23	6:00	6:48	12:06	3:45	5:24	7:45
Wed	2	29	5:23	6:00	6:48	12:06	3:45	5:25	7:45
Thu	3	30	5:22	6:00	6:47	12:06	3:45	5:26	7:45
Fri	4	Mahrram	5:22	6:00	6:47	12:06	3:45	5:27	7:45
Sat	5	2	5:21	6:00	6:46	12:06	3:45	5:28	7:45
Sun	6	3	5:20	6:00	6:45	12:06	3:45	5:29	7:45
Mon	7	4	5:20	6:00	6:44	12:06	3:45	5:30	7:45
Tue	8	5	5:19	6:00	6:43	12:06	3:45	5:31	7:45
Wed	9	6	5:18	6:00	6:42	12:06	3:45	5:32	7:45
Thu	10	7	5:17	6:00	6:42	12:06	3:45	5:33	7:45
Fri	11	8	5:17	6:00	6:41	12:06	3:45	5:33	7:45
Sat	12	9	5:16	6:00	6:40	12:06	3:45	5:34	7:45
Sun	13	10	5:15	6:00	6:39	12:06	3:45	5:35	7:45
Mon	14	11	5:14	5:45	6:38	12:06	4:00	5:36	8:00
Tue	15	12	5:13	5:45	6:37	12:06	4:00	5:37	8:00
Wed	16	13	5:12	5:45	6:36	12:06	4:00	5:38	8:00
Thu	17	14	5:11	5:45	6:35	12:06	4:00	5:39	8:00
Fri	18	15	5:10	5:45	6:34	12:06	4:00	5:40	8:00
Sat	19	16	5:09	5:45	6:33	12:06	4:00	5:41	8:00
Sun	20	17	5:08	5:45	6:31	12:06	4:00	5:42	8:00
Mon	21	18	5:07	5:45	6:30	12:06	4:00	5:43	8:00
Tue	22	19	5:06	5:45	6:29	12:06	4:00	5:44	8:00
Wed	23	20	5:05	5:45	6:28	12:06	4:00	5:45	8:00
Thu	24	21	5:04	5:45	6:27	12:05	4:00	5:45	8:00
Fri	25	22	5:03	5:45	6:26	12:05	4:00	5:46	8:00
Sat	26	23	5:02	5:45	6:25	12:05	4:00	5:47	8:00
Sun	27	24	5:00	5:45	6:23	12:05	4:00	5:48	8:00
Mon	28	251	4:59	5:45	6:22	12:05	4:00	5:48	8:00

Please help your Masjid

4916 Palo Verde Street, #202B, Norwalk, Ca 91763, (909) 257-5223, (926) 378-8158, www.alnur.org

November 26, 2011

Dear San Bernardino County Land Use Service Department

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Comment to be able to address at the hearing on December for the above project. We would like to add oppositions to this building being built because of privacy issues for homes nearby.

My home has been subjected to having to pull blinds in the evening because of the type of security lights that have been installed on the property where the request for the Al-Nur building is asking to be built. It is so bright that I can't walk into my den without being blinded. I have my blinds open to enjoy the plants and outside lighting (deco lights) that I have, and now I can't do it anymore. My next door neighbor can't enjoy her family room at all in the evening because the lights shine so bright in to her home.

With Kindness Regards,

Diane Schumann

(909) 627-9502

November 26, 2011

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Subject: VIEW OF MOUNTAINS

We wanted to be sure to include the fact that if this indended two story building they are requesting to build, would block the view of the beautiful mountains.

Sent from SOURCE – Save Our Rural Community Enviornment

c/o Diane Schumann
4760 Orange Blossom Lane
Chino, CA 91710-1744
(909) 627-9502

November 26, 2011

San Bernardino County Land Use Services Department

Planning Division Project Notice - Attn: Heidi Duron

Project Number: P2009000613/CUP

Name: Al-Nur Islamic Center

I'm adding additional objections to this project plan as stated in the notice you sent out. It says that to speak when challenging any decision regarding the proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the land use services/department/planning division at or prior to the time it makes its decision on the proposal or, if a public hearing is held on the proposal. You or someone else must have raised those issues at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing.

My neighbor has informed me that her totally disabled daughter with heart disease, who also has severe Asthma along with one of her children with the Asthma medical problem, would be so impacted with a parking lot behind the home. The vehicles parking so close to the home they live in would cause major health issues. The building looking to be permitted to build would be a worship center, dentist, doctors and mortuary services. How many cars would that involve? Marge (the Mother) is living with one lunge as it is, I'm sure this would be a great health risk for her as well. I think the health issues must be addressed at the very first hearing. Myself I have Fibromyalgia and have so many issues with fumes I can't even be by perfume or bleach and I'm very allergic to smoke and many other carcinogens.

Regards,

SOURCE – Save Our Unique Rural Community Environment

Diane Schumann

4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

November 26, 2011

San Bernardino County Land Use Services Department

Planning Division Project Notice - Attn: Heidi Duron

Project Number: P2009000613/CUP

Name: Al-Nur Islamic Center

Additional objections to this project plan as stated in the notice you sent out. It says that to speak when challenging any decision regarding the proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the land use services/department/planning division at or prior to the time it makes its decision on the proposal or, if a public hearing is held on the proposal. You or someone else must have raised those issues at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing.

Sound/noise issue. I've lived in my home for 38 years. I have had to report problem barking dogs to assure our peace not being disturbed. The reason for living in a neighborhood out in the country is for the life style we have chosen and that is for that very thing... peace and quit. Now you want a building with a worship center along with plans for a dinner/dining plans a dentist and doctors office including a mortuary services. What kind of noise/sounds would be coming from that in our backyards if this is allowed to be built? This would create noise problems that would have to be address on a regular ongoing basis. We are strongly objecting to the building being built.

What type of sewer system will this place have? We have septic tanks in that area and many places in our area close by have been declined adding any additional septic tanks because of environmental issues. Can we see an environment study that has been about this?

SOURCE – Save Our Unique Rural Community Environment

Diane Schumann

**San Bernardino Planning Office
Attn: Heidi Duron
P200900613/CUP
Land Use District RS-1**

Proposal for a conditional use permit to establish a max 11,000 SQ FT religious center to include a worship center, dining room, multi-purpose hall and 2,166 square ft caretaker's residence with a detached garage and workshop on 1.54 acres.

Please make this part of the information that will be provide to those that will be a part of the decision making on the conditional use permit to build a two story community service center in our rural are that is zoned for family dwelling only.

When people buy in certain area and plan their lives around that environment they believe that zoning laws are created to provide orderly development and provide protection for those who invest in homes and other property knowing that certain conditions exist and will be maintained and that the laws and rules will be followed and not changed.

The design of building sites should follow and be sensitive to the natural terrain and not make changes in the area surroundings it and certainly not build a structure in an area not zoned for that kind of building.

Thank you,

SOURCE – Save Our Unique Rural Community Environment

**Diane Schumann
4760 Orange Blossom Lane
Chino, CA 91710-1744**

Attn: Heidi Duron

The following fax messages are in regards to:

Assessor Parcel Number: 1013-072-02

Project Number P200900613/CUP

Applicant: Al-Nur Islamic Center

Land use district (zoning): RS-1

In the community of Chino/4th Supervisorial District

Located at: Yorba Ave East side approx. 330'; Phillips Blvd South of

Proposal: Conditional use permits to establish a max 11,000 sq ft religious center to include a worship center, dining room, multi-purpose hall and 2,166 sq ft caretaker's residence with a detached garage and workshop on 1.54 acres. Including a dentist office, doctor's office, and mortuary services.

Please include the following fax letters being sent at this time to be able to discuss at the December 8th hearing at the San Bernardino County Hall at 9AM for the proposal listed above. We have listed 26 items for discussion on three pages and have individual items being fax at this time and more to follow.

With Kind Regards,

SOURCE – Save Our Unique Rural Community Environment

Diane M. Schumann

Al-Nur Islamic Center
CUP/P200900613 (Chino Sphere of Influence)

The concerns cited include the following:

- ☐ Increased traffic on Phillips and Monte Vista Avenues, which would negatively impact the neighborhood; endangering children who play in the streets and animals, such as horses, that travel alongside the street.
- ☐ Increased traffic on Francis and Yorba Avenues
- ☐ New paving; which will increase surface run-off – worsening flooding problems on Yorba and Phillips Avenues.
- ☐ Fear that property tax assessments will increase due to improvements made by applicant, placing the burden on the property owners and taking the church site off the tax rolls.
- ☐ Loss of rural atmosphere from improvements; curbs, gutters, sidewalks, street lights, and street widening.
- ☐ Fear of future expansion.
- ☐ Concern that there are too many churches in the area already and churches don't pay taxes.
- ☐ Fear that the property owners will eventually be forced to annex to Chino and/or connect to the City's sewer system, if that system is placed in the street in front of their homes.
- ☐ Loss of trees and the birds which nest in those trees.
- ☐ Reduction in property values by the addition of non-residential land use in a residential area.
- ☐ Fear that a precedent would be set; allowing additional non-residential land uses to be permitted, destroying a small rural residential community.
- ☐ Concern that this is not going to be a neighborhood church, but rather a business – including a health care center, dental clinic, child care center, and mortuary.
- ☐ Fear that farm animals will eventually have to be removed due to complaints from church members about flies and odors associated with such animals.
- ☐ Concern that construction activities will disrupt daily life, access to homes, the peace and quiet of the neighborhood, which is home to many elderly and retired persons.
- ☐ Loss of water pressure (which is already low) from a use which is more intense than one dwelling unit per acre.

RECEIVED
CURRENT PLANNING

2011 NOV 17 PM 2: 32

November 14, 2011

Heidi Duron
Principal Planner
San Bernardino County
Land Use and Planning Division
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415

Re: Al-Nur Islamic Center (4797 W. Phillips Blvd., Ontario, CA 91762)
Project no. 200900613

Dear Mrs. Duron:

In these difficult times it's encouraging to see signs of flourishing faith communities in the Inland Empire. The Al-Nur Islamic Center is an example of the vitality and diversity that strengthens communities.

I'm familiar with the area from many years of attendance at the Monte Vista Unitarian Universalist Congregation in Montclair, so I see Al-Nur's expansion as a sign of stability and maturity in a region that's seen rapid growth. While it's natural for folks to approach changes in their community with trepidation, I hope you'll remember that the American dream is grounded in the free practice of religion.

Please give your attention to expediting Al-Nur's application for a conditional use permit.

Sincerely,



Brian Bennett
2235 Pattiglen Ave.
La Verne, CA 91750

A. Jean Lesher

*621 Mayflower Road, Apt. 206
Claremont, CA 91711*

Telephone: 909-447-0768 – E-mail: ajlesher@gmail.com

November 15, 2011

Mrs. Heidi Duron, Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave.
San Bernardino CA 92415

RE: Al Nur Islamic Center, #200900613

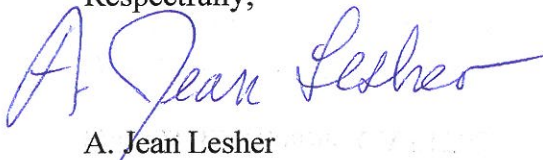
Dear Ms. Duron,

An area-wide group of us members of an interfaith organization are concerned about the delays and seemingly endless negotiations over the Al Nur Islamic Center building request that has been before your Division for many months now. The address of the Islamic Center is 4797 W. Phillips Bl., Ontario, CA 91762.

Our organization (Interfaith Witnesses) has pledged to support reasonable requests by interfaith groups to develop their presence in the Inland Empire and we consider the Islamic Center's request to be very reasonable and within the Center's own development plans. They are following all of your Division requirements to get the proper permits to do so.

Please move ahead more quickly with your decision regarding this project so that AL Nur Islamic Center can implement all noble tasks that they wish to complete. We, supporters of interfaith groups in the Inland Empire want to see that San Bernardino County also recognizes the appropriateness of this request and the value of responsible Islamic citizens to our communities.

Respectfully,



A. Jean Lesher

cc Interfaith Witnesses



Unity Church of Truth: Promoting Peace

524 E. Pasadena Street, Pomona, CA 91767

Phone: 909-629-3035; 909-596-4187

Email: unityofpomona@verizon.net

Rev. Jan Chase, Minister

New Website: www.unityofpomona.org



Unity's Vision: Centered in God, We Co-Create a World that Works for All

November 10, 2011

Attn: Mrs. Heidi Duron

Principal Planner

San Bernardino County Hall

Land Use and Planning Division, 1st Floor

385 N. Arrowhead Ave., San Bernardino, CA 91401

Project Name- Al Nur Islamic Center,

Project no. - 200900613

Property address- 4797 W. Phillips Bl, Ontario, CA 91762

RECEIVED
CURRENT PLANNING
2011 NOV 16 PM 3:56

Dear Mrs. Heidi Duron and the San Bernardino Planning Commission,

I write this letter in support of the building the Al Nur Islamic Center, project number 200900613 at 4797 W. Phillips Bl. Ontario, CA 91762.

As a minister that has done a great deal of interfaith work with the Islamic community, I have learned that they are not only hard working and very well educated, but set and live in a code of moral ethics that helps raise the consciousness of those around them. I have seen creative community service coming from the Muslim community that lifts up the poor and needy, and I have been privileged to participate with them in some of their community outreach projects, such as community health screenings.

In Pomona we have at least five mosques, all of which I believe contribute to the betterment of our community. In our multicultural, interfaith world it is critical for neighborhoods to welcome our new neighbors. Having faith centers such as churches, temples and mosques easily accessible to families strengthens a community, as it helps keep families and children connected to spiritual teachings and religious role models. It also can serve as a center for community involvement.

The Bait ul Hameed Mosque in Chino offers its facilities to the community and the interfaith community for many functions. We jointly hosted a seminar on college funding there for the community at large.

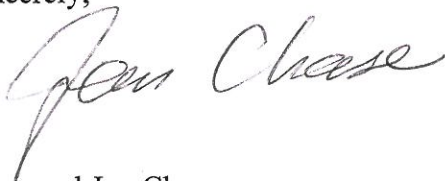
The Islamic Center of Claremont in Pomona has not only hosted hundreds for our Annual Interfaith Walk for Peace but fed them as well. They also hosted an Interfaith Seder this past spring, where Christian, Muslims and Jews participated in this Jewish soul-searching tradition.

The City of Knowledge Islamic School in Pomona, working with the Pomona Unified School District Superintendent's Faith-Based Roundtable, hosted a city-wide 12-grade art contest and helped present Antibullying Assemblies in 33 local schools.

I could go on and on about the moral character, educational values, and the community service that underlie the benefits of having many Islamic Centers in our cities. But I also want to mention that many are new Americans. The way they are treated will have a great impact on the way they understand and embrace life in America. As they are welcomed into the greater community, they will send that message to their friends around the world. My Muslim friends, and I now have many, believe that the United States is the best place in the world to live and they are very vocal about that. That message goes a long way in building world peace.

If you have any questions, do not hesitate to call me at 909-596-4187.

Sincerely,

A handwritten signature in cursive script that reads "Jan Chase". The signature is written in dark ink and is positioned below the word "Sincerely,".

Reverend Jan Chase

Mrs. Heidi Duron
Principal Planner
San Bernardino County
Land Use and Planning Division

RECEIVED
CURRENT PLANNING

2011 NOV 16 PM 3:53

9725 Fremont Ave.
Montclair, CA 91763
12 November, 2011

Re: Project: Al-Nur Islamic Center

Project no: 200900613

address: 4797 W. Phillips Blvd., Ontario 91762

I strongly support the right of the Al-Nur Islamic community to establish their center at 4797 W. Phillips Blvd. in Ontario.

Houses of worship and religious gathering have always been welcome in residential neighborhoods in the United States.

So should theirs be.

Thank you,

Kathryn Mirui

member, Temple Beth Israel,
Pomona

RECEIVED
CURRENT PLANNING
2011 NOV 16 PM 3:56

Kurt Howard
614 Aurora Drive
Claremont, CA 91711

15 November 2011

Heidi Duron
Principal Planner
San Bernardino County Hall, First Floor
385 North Arrowhead Avenue
San Bernardino, CA 91401

Dear Ms. Duron:

I am writing in support of Al-Nur's desire to build an Islamic Center near Claremont because I believe in religious freedom. It only seems fair that if Christians are able to worship (I'm a member of Claremont United Methodist Church) that Muslims should be, too.

While it may be true that some mosques are nothing more than terrorist front organizations masquerading as legitimate humanitarians, this problem could be solved by having the Department of Homeland Security, FBI, and CIA conduct full and frequent investigations of the Al-Nur group to discern the legitimacy of this group.

Sincerely,



Kurt Howard

11-12-11

RECEIVED
CURRENT PLANNING
2011 NOV 16 PM 3: 56

Attn: Mrs. Heidi Duron
Principal Planner- San Bernardino
County Hall
Land Use and Planning Div.
1st Floor, 385 N. Arrowhead Ave.
San Bernardino, Ca. 91401- 92415

Dear Mrs. Duron:

If we are to build a just and peaceful world we must first treat people everywhere with dignity and respect.

Our Muslim neighbors have faced delay after delay in obtaining a conditional use permit to build their center on Phillips Rd, Ontario.

Our Muslim brothers deserve a building permit ! We do not discriminate in America and they deserve the same consideration as everyone else.

Project Name: Al Nur Islamic Center

Project no. --200900613

Property address: 4797 W. Phillips Blvd., Ontario, Ca. 91762

Freedom of Religion is a constitutional right and we believe in justice for all of God's people. Thank You for allowing this input.

Sincerely yours,

Connie E. Weir

Connie Weir- Chairperson of Pax Christi of Pomona Valley- (A Catholic social justice group.)

Contact # (909) 596-4460 email: connieweir2003@yahoo.com

MICHAEL GLENN WITMER

ATTORNEY AT LAW

November 12, 2011

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave., San Bernardino, CA 91401

Via Overnight Mail

Project Name: Al Nur Islamic Center
Project No.: 200900613
Property Address: 4797 W. Phillips Boulevard, Ontario, CA 91762

Dear Ms. Duron:

It has been with a growing sense of alarm that I have watched for too many months while the Al Nur Islamic Center attempted to navigate the twisted and rock-strewn path of the planning process in San Bernardino County. While I am not a member of this mosque, I am deeply concerned for the rights and sensibilities of its members, who I regard as members of my community in the Inland Empire and as fellow Americans.

I am especially dismayed by the recent delivery of a packet of complaint letters that were apparently received by your office over the last year. The lead piece was a "John Doe letter" accompanied by a long list of signatures, although it is unclear whether the Doe letter was adopted by the signers, or added after the fact.

Questions of authorship to one side, there is much to criticize in the content of this letter. But I want to focus just on the opening, where it reads, "We are the residents of a small community," for it is here at the outset that its author veers into trouble. The truth is that the people whose names accompany this letter are *not* "residents of a small community." To the contrary, they are part of a large community. Indeed, they are part of *several* larger communities, each of which makes higher and more compelling claims on their members than the exclusive little enclave these people call their "small community."

First, they're residents of San Bernardino County. And with all due respect to their dream of living in a rural island surrounded by a sea of suburbia, nobody who buys a home in an unincorporated area in this region can possibly have a reasonable or protectable expectation that their neighborhood will never develop or change. Development and change have been the fate of every California community since the Gold Rush of 1849. (Indeed, the expectation of such change seems to be implicit in the oversize setback the County is imposing on the mosque.)

But these residents also are part of another, much larger, community. They are citizens of the United States. As vast as America is, it does not make room for public enclaves that exclude people based upon their religion. This is because America is not a territory—it is an idea. It is a set of promises the nation makes to its citizens, and that its citizens make to one another. One of these promises is that if people want to gather and worship in peace on private property, they have an *absolute right* to do so.

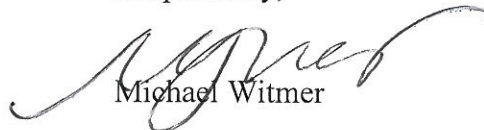
Now, much as they might wish to avoid it, these residents are also part of a Christian majority society that is struggling to improve its relations with the Islamic world. Like it or not, they—and we—are part of that struggle. So too are the Muslims among us. How America treats its Muslim citizens is closely watched by, and deeply affecting to, Muslims everywhere.

In addition to being the American face of the Islamic world, Muslims in America have something very positive to contribute to the fabric American society. Their commitment to justice, to charity, to family and hard work and (believe it or not) to American ideals makes them a valuable asset to any community. But valued or not, Muslims are entitled to build their houses of worship in *every* community, just as much as Jews or Mormons or Hindus or Buddhists or any other religious group that makes America its home.

So ultimately, the question before the Planning Commission and the County of San Bernardino is simply this: Whether to defer to the uninformed fears of a small group of people who are happy in their isolation and prefer the status quo, or to protect the constitutional rights of a group of tax-paying citizens who wish to assemble and worship in peace. For good or ill, the law really gives the County little choice here. But it can choose to obstruct the rights of the Muslims, waste taxpayer money on litigation, and bring dishonor and disrepute to San Bernardino and America. Or, it can choose to honor the Muslims' rights and thereby bring honor to the County and the nation.

I therefore urge the County to resist the impulse to cater to a small-minded minority, no matter how loud or unified they seem to be. I call on the County to give the Al Nur Islamic Center its conditional use permits now, without further cost, delay, or imposition.

Respectfully,



Michael Witmer

November 13, 2011

RECEIVED
CURRENT PLANNING
2011 NOV 15 PM 4:02

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave., San Bernardino, CA 91401

Project Name: Al Nur Islamic Center,
Project No.: 200900613
Property Address: 4797 W. Phillips Bl, Ontario, CA 91762

Dear Ms. Duron:

My name is Samir Ahmed I born in Los Angeles I'm now ten years old I 'm an honor roll student in Jurupa Vista School.

We don't have religious school nearby that's why our parents trying to build one.

Please approve our project so that we can learn our religion and worship our creator .

My Parents are building an institution that will make good, discipline and productive citizen of this country, we will grow with fear of god and respectful to seniors. Please remember this is our constitutional rights as a tax payer (My Mom and Dad) of this county and country we deserve this facility.

If you have any concern and questions on this please feel free to communicate with my Dad and Mom, thanks for taking your valuable time.

Samir Ahmed

Samir Ahmed

2219 S. Mountain Ave.

Ontario, CA 91762

(909)983-8108



Unity Church of Truth: Promoting Peace

524 E. Pasadena Street, Pomona, CA 91767

Phone: 909-629-3035; 909-596-4187

Email: unityofpomona@verizon.net

Rev. Jan Chase, Minister

New Website: www.unityofpomona.org



Unity's Vision: Centered in God, We Co-Create a World that Works for All

November 10, 2011

Attn: Mrs. Heidi Duron

Principal Planner

San Bernardino County Hall

Land Use and Planning Division, 1st Floor

385 N. Arrowhead Ave., San Bernardino, CA 91401

Project Name- Al Nur Islamic Center,

Project no. - 200900613

Property address- 4797 W. Phillips Bl, Ontario, CA 91762

RECEIVED
CURRENT PLANNING
2011 NOV 15 PM 4:02

Dear Mrs. Heidi Duron and the San Bernardino Planning Commission,

I write this letter in support of the building the Al Nur Islamic Center, project number 200900613 at 4797 W. Phillips Bl. Ontario, CA 91762.

As a minister that has done a great deal of interfaith work with the Islamic community, I have learned that they are not only hard working and very well educated, but set and live in a code of moral ethics that helps raise the consciousness of those around them. I have seen creative community service coming from the Muslim community that lifts up the poor and needy, and I have been privileged to participate with them in some of their community outreach projects, such as community health screenings.

In Pomona we have at least five mosques, all of which I believe contribute to the betterment of our community. In our multicultural, interfaith world it is critical for neighborhoods to welcome our new neighbors. Having faith centers such as churches, temples and mosques easily accessible to families strengthens a community, as it helps keep families and children connected to spiritual teachings and religious role models. It also can serve as a center for community involvement.

The Bait ul Hameed Mosque in Chino offers its facilities to the community and the interfaith community for many functions. We jointly hosted a seminar on college funding there for the community at large.

The Islamic Center of Claremont in Pomona has not only hosted hundreds for our Annual Interfaith Walk for Peace but fed them as well. They also hosted an Interfaith Seder this past spring, where Christian, Muslims and Jews participated in this Jewish soul-searching tradition.

The City of Knowledge Islamic School in Pomona, working with the Pomona Unified School District Superintendent's Faith-Based Roundtable, hosted a city-wide 12-grade art contest and helped present Antibullying Assemblies in 33 local schools.

I could go on and on about the moral character, educational values, and the community service that underlie the benefits of having many Islamic Centers in our cities. But I also want to mention that many are new Americans. The way they are treated will have a great impact on the way they understand and embrace life in America. As they are welcomed into the greater community, they will send that message to their friends around the world. My Muslim friends, and I now have many, believe that the United States is the best place in the world to live and they are very vocal about that. That message goes a long way in building world peace.

If you have any questions, do not hesitate to call me at 909-596-4187.

Sincerely,

A handwritten signature in cursive script that reads "Jan Chase". The signature is written in dark ink and is positioned below the word "Sincerely,".

Reverend Jan Chase

RECEIVED
CURRENT PLANNING
2011 NOV 15 PM 4:00

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave.
San Bernardino, CA 91401

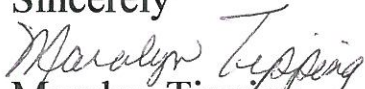
Attn: Mrs. Duron

Re: Al Nur Islamic Center

As members of Progressive Christians Uniting we ask that the Planning Commission not delay any further the granting of a conditional use permit to allow our Muslim neighbors to build the Al-Nur Islamic Center. We ask that the bureaucratic delays be brought to an end.

Houses of worship are often located in residential neighborhoods such as the ones at Pipeline and Phillips and Ramona and Mission. These close neighborhoods encourage the participation in and with that worship community, therefore allowing persons to walk—good for the environment, good for the soul, good for understanding and acceptance of one another.

Sincerely


Maralyn Tipping

465 Guilford Ave.
Claremont, CA 91711



Monte Vista Unitarian Universalist Congregation

A Welcoming Congregation
9185 Monte Vista Avenue • Montclair, California 91763
Telephone: 909-626-0520 • Fax: 909-626-0688
Reverend Ann Schranz, Minister
Reverend Ellen Livingston, Minister Emerita

RECEIVED
CURRENT PLANNING
2011 NOV 15 PM 3:59

November 14, 2011

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Project Name: Al Nur Islamic Center,
Project No.: 200900613
Property Address: 4797 W. Phillips Blvd., Ontario, CA 91762

Dear Ms. Duron:

I write to you in support of the Al Nur Islamic Center, and I encourage your department to issue the conditional use permit requested by the Al Nur community.

I serve a Unitarian Universalist congregation located in Montclair, not far from the Al Nur Islamic Center. The historical roots of Unitarian Universalism are within liberal Christianity. We claim as one of the sources of our religious tradition wisdom from the world's religions. Consequently, interfaith engagement is important to Unitarian Universalists. I serve as treasurer of the Claremont Interfaith Council, and I participate in a local Interfaith Collaboration on Mental Health. I am connected with the Interfaith Witnesses group, as well.

My high regard for Islam and my support of Muslims dates back about 10 years. The seminary I attended had on the faculty members of several religious traditions. My advisor was Muslim, and he encouraged students to examine our negative stereotypes about Muslims. I took a semester long course on Islam, and with effort I managed to untangle the confused and fearful attitudes that I held toward Muslims. *If only the neighbors around the proposed Al Nur Islamic Center could have a similar opportunity, I have no doubt that their concerns would fade.*

Traffic congestion will not be an issue. Friday noon is when the community meets for worship. This does not fall within the peak traffic time. Noise will not be an issue. The call to prayer will not be projected by loudspeaker outside the building. The size of the Al Nur Islamic Center will not be an issue. The number of buildings has been reduced from three to one, and the project size has been dramatically reduced. Parking will not be an issue. I understand there are 88 parking spaces.

Having the freedom to worship according to one's conscience is part of what makes our country great. This freedom belongs to everyone. The Muslims of the Al Nur community are good neighbors now, and they will continue to be good neighbors after the conditional use permit is issued. Thank you.

Sincerely,

Rev. Ann Schranz

November 13, 2011

RECEIVED
CURRENT PLANNING

2011 NOV 15 PM 4:06

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave., San Bernardino, CA 91401

Project Name: Al Nur Islamic Center,
Project No.: 200900613
Property Address: 4797 W. Phillips Bl, Ontario, CA 91762

Dear Ms. Duron:

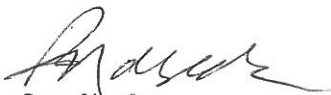
My name is Sam Nasser I have been living in your county since 2003 when bought a Dry Cleaning business in Ontario.

Since I moved here I was missing one thing where I will go for our prayer, being a Muslim you have to have a place to worship Allah, I like to take my wife and children with me and perform our religious activities.

When I find out our brother initiate a project to build one Masjid for us we were happy but we are stuck in bureaucratic process and is taking long time which should not. Also I heard that some ignorant people sending negative letters against this Masjid those people living in dark age they should worship their god regular basis to have peace in their heart.

Please see the fact and immediately approve our project so that we can worship our creator remember **this is not a exotic club or top less club** we are building ,we are building a institution that will make good, discipline and productive citizen of this country, our children will grow with fear of god and respectful to seniors. Remember this is our constitutional rights as a tax payer of this county and country we deserve this.

If you have any concern and question on this please feel free to communicate with me, thanks for taking your valuable time.



Sam Nasser

Benson Cleaners
2219 S. Mountain Ave.
Ontario, CA 91762
(909)983-8108

RECEIVED
CURRENT PLANNING

2011 NOV 15 PM 4:09

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division 1st Flor
385 N. Arrowhead Ave,
San Bernardino, CA 91401

Project Name: Al-Nur Islamic Center
Project no. – 200900613
Property address – 4797 W. Philips Blvd., Ontario, CA 91762

November 12, 2011

Dear Mrs. Duron

I am writing on behalf of the members of Al-Nur Islamic Center who have been seeking a conditional use permit.

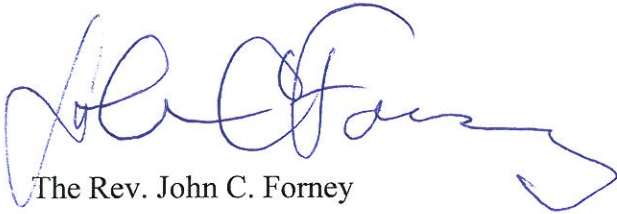
I am aware that there are those who do not want a mosque or Islamic center in their neighborhood. Such opposition is the result of fear and bigotry. I have many friends in this center who are fine, upstanding Americans. They are productive citizens who are a credit to their community and to our nation. They promote the same values that every American would applaud: hard work, care for their community, education, honest dealing, and responsible citizenship. Frankly, it embarrasses me to even have to be making this case: their citizenship is beyond reproach and beyond question.

Numerous issues have been raised by some of their neighbors to oppose this project, yet there are numerous churches in the area whose presence is unquestioned by the same people. The First Amendment to the Constitution affirms the neutrality of the state in religious concerns. Further, our religious and cultural diversity is the strength of this country.

In addition, as its name suggests, the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) was passed by Congress in an effort to protect the religious rights of people who wish to use property for religious purposes when zoning laws forbid such uses. In the case of Al-Nur, there is no such prohibition, so there should be no problem.

In light of all the above, I strongly urge you to work expeditiously with the leadership of Al-Nur and their architect to assist them in bringing this long-sought project to fruition. These upstanding Americans deserve no less.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John C. Forney', with a stylized, flowing script.

The Rev. John C. Forney
Progressive Christians Uniting
Chapter Organizer/Special Projects

November 13, 2011

RECEIVED
CURRENT PLANNING
2011 NOV 15 PM 4:00

Mrs. Heidi Duron
Principal Planner
San Bernardino County Hall
Land Use and Planning Division, 1st Floor
385 N. Arrowhead Ave., San Bernardino, CA 91401

Project Name: Al Nur Islamic Center,
Project No.: 200900613
Property Address: 4797 W. Phillips Bl, Ontario, CA 91762

Dear Ms. Duron:

My name is Rita Rashid I have been living in your county since 2003 when bought a Dry Cleaning business in Ontario.

Since I moved here I was missing one thing where I will go for our prayer, being a Muslim you have to have a place to worship Allah, I like to take my wife and children with me and perform our religious activities.

HUSBAND

When I find out our brother initiate a project to build one Musjid for us we were happy but we are stuck in bureaucratic process and is taking long time which should not. Also I heard that some ignorant people sending negative letters against this Musjid those people living in dark age they should worship their god regular basis to have peace in their heart.

Please see the fact and immediately approve our project so that we can worship our creator remember **this is not a exotic club or top less club** we are building ,we are building a institution that will make good, discipline and productive citizen of this country, our children will grow with fear of god and respectful to seniors. Remember this is our constitutional rights as a tax payer of this county and country we deserve this.

If you have any concern and question on this please feel free to communicate with me, thanks for taking your valuable time.



Rita Rashid

Benson Cleaners
2219 S. Mountain Ave.
Ontario, CA 91762
(909)983-8108



**SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT
PLANNING DIVISION PROJECT NOTICE**

San Bernardino County Land Use Services Department/Planning Division
385 North Arrowhead Avenue, First Floor, San Bernardino, CA. 92415-0182

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by this department **no later than March 26, 2010** to be sure that they are included in the final project action. However, **comments will be taken up to the time of the project decision.** Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact **Project Planner, HEIDI DURON** at (909) 387-4115 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3249.

ASSESSOR PARCEL NUMBER:	1013-072-02	(See map below for more information)
PROJECT NUMBER	P200900613/CUP	
APPLICANT	AL-NUR ISLAMIC CENTER	
LAND USE DISTRICT (ZONING):	RS-1	
IN THE COMMUNITY OF:	ONTARIO/4TH/ SUPERVISORIAL DISTRICT	
LOCATED AT:	YORBA AVE.EAST SIDE APPROX. 330'; PHILLIPS BLVD., SOUTH OF	
PROPOSAL	CONDITIONAL USE PERMIT TO ESTABLISH A MAX 11,000 SQUARE FT RELIGIOUS CENTER TO INCLUDE A WORSHIP CENTER, DINING ROOM, MULTI-PURPOSE HALL AND 2,166 SQUARE FT CARETAKERS RESIDENCE WITH A DETACHED GARAGE AND WORKSHOP ON 1.54 ACRES	

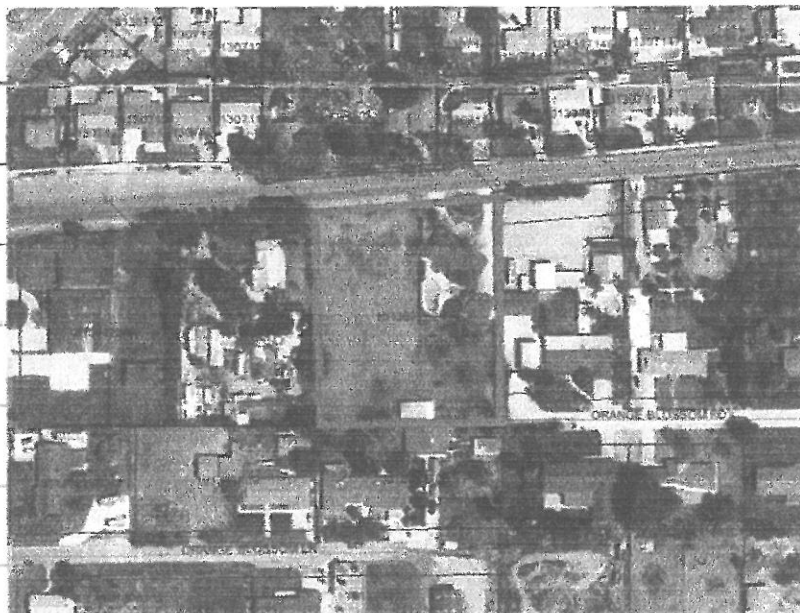
If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

VICINITY MAP



4797 W. Phillips Blvd.



RECEIVED
CURRENT PLANNING

2010 MAR 23 PM 1:41

March 14, 2010

Ms. Heidi Duron
Project Planner
San Bernardino County Land Use Svc. Dept.
Planning Division
385 N. Arrowhead Ave, 1st Floor
San Bernardino, CA 92415-0182

Re: Regarding project P200900613/cup

Dear Ms. Duron:

We recently received the proposal for the above referenced project. We feel this project will be very detrimental to our neighborhood. This is a residential neighborhood and we want to keep it that way. The proposed center would bring an excessive amount of noise and traffic to the neighborhood. The small size of the parcel does not appear to be of sufficient size to accommodate the amount of parking which would be required for the proposed use, and therefore people will be parking up and down the street in front of private homes. In addition, the area in front of this parcel is narrow and any increased amount of incoming/outgoing traffic would cause severe traffic congestion in the area. We do not want that kind of activity in our neighborhood. It would also increase the workload of the Sheriff's Dept. Lastly, being on a cesspool/septic system will make the use of toilets impractical for the amount of people who will be using the Center.

We have spoken to many of our neighbors, and for the above reasons my neighbors and I are firmly against this project. We DO NOT WANT to change the zoning in our area. We want this to stay a RESIDENTIAL NEIGHBORHOOD!!!!!!!!!!

Regards,

① *Kurt Anderson*

② Jeanette V. Anderson
Kurt Anderson
Property Owners

909) 627-8144

③ Angela Stuedemann
Angela Stuedemann

Jeanette V. Anderson

4710 W. Phillips St.

Ontario, CA 91762

④ *Gina Hagen*
Gina Hagen

*P.S. A fax of this letter was sent on March 23,
2010 at 1:22 PM to fax # 909) 387-3249*

March 20, 2010

RECEIVED
CURRENT PLANNING

2010 MAR 23 PM 1:41

San Bernardino County
Public and Support Services Group
Land Use Services Dept. /Current Planning
Planning Division Project Notice
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92451-01882

Attn: Heidi Duron

As of our phone conversation on 3/18/2010 didn't seem to answer my question concerning the Al-Nur Islamic Center on Phillips. We are still strongly against the proposal to construct an 11,000 square foot Al-Nur Islamic Center (Parcel number 10-072-02) this property is only 1.54 acres and there is already a house on .54 acre. That leaves only 1 acre or less to build a new building, plus parking. The property is too small to build an 11,000 square foot building plus off street parking.

We have lived in this quiet neighborhood for the past 46 yrs. We have no sewer and no sidewalks, minimum road service, (like streets sweepers) also very little police activity. The parking situation will be horrible if this is aloud to be built, because the streets are so narrow. Homeowners nearby won't be able to get in or out of there own driveway.

We have a moratorium in this area for sometime now for no new septic tanks. That's why there is no new building in this area. How are you going to solve this problem?

We also heard that the water form Phillips will be diverted to Yorba Ave. When it rain's Yorba becomes a river. The rain water already goes over the curbs and floods parts of our yards. There is always green algae water in the street summer and winter. Please don't let anymore water come down Yorba Ave.

We are in the City of Chino sphere of influence not Ontario. Please tell us when and where the public hearing is going to be on this proposal? We think the homeowners must be able the have their say.




Howard A. & Patricia Forschler
11411 Yorba Ave.
Chino, Chino 91710
909-628-7821

Betty C. Carrie Teasdale, M.D., Esq.

4811 Orange Blossom Lane

Chino, California 91710

714-326-6358

San Bernardino Planning Department
Attn: Heidi Duron
385 North Arrowhead Avenue, 1st Floor
San Bernardino, California 92415
909-387-4131 phone
909-387-3249 fax

March 25, 2010

Re: Non-Residential Use, Development of Al-Mur Islamic Center
Phillips Road west of Monte Vista Avenue (Ontario address)

Dear San Bernardino Planning Department,

I am vigorously opposed to the non-residential development of a one and one-half (1 1/2) acre parcel fronting on Phillips Road, west of Monte Vista Avenue, that is adjacent to my home. My reasons are listed below.

1. **HEALTH** This non-residential use poses a direct health risk to neighbors. All the homes in the area are single family residences, and are on septic tanks, with leach lines for fluid overflow. Because each parcel is one acre or more, this is a satisfactory density for septic tanks. The proposed non-residential use would bring hundreds, if not thousands, of individuals to the property area each week, with a dramatic increase in sewage production. The sub-surface outflow from leach lines would be excessive and would pollute downstream properties – including mine.

2. **NUISANCE** The area of the proposed development is semi-rural, with many horse properties, no sidewalks, and little traffic. Those of us living here chose this atmosphere for our homes. An 11,000 square foot building is completely out of character with this semi-rural neighborhood. There will be traffic, automobile fumes, and noise, the same as constructing a strip mall or industrial complex next to our homes. These nuisance factors would be the same, for any religious denomination.

3. **REDUCTION IN PROPERTY VALUES** Proximity to a non-residential use will definitely decrease our property values. We have all worked hard to purchase our homes, and do not want to see our major asset reduced in value. Numerous surrounding impacted neighbors will be forced into applying for property tax reductions, which will surely decrease government revenues. Remember that religious property does not pay taxes.

4. **SAFETY** Mosques have been frequent targets of vandals in other cities, because our war on terrorism primarily involves Muslims. A mosque invites vandalism, which would undoubtedly spill over to our homes with crimes of opportunity. Our currently safe neighborhood would no longer be safe.

I request that the San Bernardino Planning Department protect the rights of current, long-term residents of this area, and allow this neighborhood to remain semi-rural.

Please let me know when public comments will be heard, as I wish to attend and voice my opinion on this subject.

Thank you for your attention to this matter.

Truly Yours,

A handwritten signature in cursive script, reading "Carrie Teasdale". The signature is written in dark ink and is positioned above the printed name.

Carrie Teasdale, M.D., Esq.

all closed up I hate to think of what it will be like this summer.

I am a 64 year old woman who has paid off my house and raised my 4 children alone. I just want to be able to enjoy my property when I retire.

I believe if this goes through it will decrease my and all my neighbors property value.

It will be had to sell our property with this across the street.

If possible do not use my name as I do not want trouble.

Thank You
Eva Chittenden
4796 Phillips Blvd
Ontario, CA 91762
1013-071-16-0000

March 15, 2010

San Bernardino Land Use and Services Department
Attn: Project Planner, Heidi Duron

As per the letter received at our residence of 11351 Greenwood Way, on March 12th for the Al- Nur Islamic Center, My husband and I would like that **NO** type of building or Center be placed near our residential neighborhood. I would like to see no development be taken to build in our neighborhood for the following reasons: 1. the amount of traffic in and out of our neighborhood that will disrupted our residential area. 2. With small children living in the neighborhood speed is a major factor. 3. Security it being local Sheriff's Department or Highway Patrol the amount of time it would take to receive any type of assistance with accidents, traffic, and disruptions or incidents that may occur at any giving moment. 4. There is another facility just 1.5 miles away in the City of Chino. 5. Improper roadways and construction delays to residents. 6. During inclement weather, problems may arise because of improper drainage in the streets near the facility and our homes. 7. Disruption of peace in the neighborhood. (Noise)

This is a residential area and not a commercial area. Our neighborhood and the streets can only accommodate family gatherings and in no way can it handle large amounts of crowds and gatherings that may assemble during special events.

At this time, we would like to have the San Bernardino County, Planning Division hold a meeting with the residents here in our neighborhood so that questions can be addressed directly with county officials.

Please help us in this important matter with in our quiet and rural neighborhood that we know and have lived here in the past 11 years.

Sincerely,



Antoinette Hernandez/Reyes & Albert L. Reyes Jr.



Personal file

March 22, 2010

San Bernardino County
Land Use Services Department/Planning Division
385 N. Arrowhead Avenue
San Bernardino , CA 92415

Re: Parcel No. 1013-072-02
Project No. P200900613/CUP
Applicant: AL-NUR ISLAMIC CENTER

Project Planner: Heidi Duron

Land Use Services Department/Planning Division
Planning Commissioners:

I am the property owner of the property west of and abutting the above referenced parcel and proposed project site. My family has lived here for over 20 years and we have enjoyed living here all these years in this quiet neighborhood. I am not in favor of the proposed use on the neighboring property. I am opposed to the proposed project for the following reasons: increased traffic throughout the day; hours of operation; noise; height of the proposed structure/s and how this will affect my privacy/security; lighting and glare, and the general disturbance of the quiet residential character of the neighborhood.

I have been made aware that the applicant has a web site which indicates that the learning center is already doing business.

Please notify me of any decisions, public hearings or other upcoming meetings pertaining to the proposed project.

Thank you.


Donald Lange
4755 Phillips Blvd.
Ontario , CA 91762

DENNIS R. YATES
Mayor

EARL C. ELROD
Mayor Pro Tem



GLENN DUNCAN
TOM HAUGHEY
EUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

CITY of CHINO

June 23, 2010

Heidi Duron, Project Planner
San Bernardino County
Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

RE: Al-Nur Islamic Center – P200900613/CUP

Dear Ms. Duron,

Thank you for the opportunity to review and comment on the proposed Conditional Use Permit for the Al-Nur Islamic Center. Since the proposed project requires connection to the City of Chino's sewer system, the project must conform to City's development standards. The subject property is designated RD1 by the Chino General Plan, which is a rural residential designation with a minimum lot size of one acre. The following is a list of Planning and Public Works related items that do not comply with our development standards or need to be clarified as part of this application.

- 1) The proposed project proposes a 0.33 floor area ration (FAR), which exceeds the maximum permitted FAR of 0.2.
- 2) 62 parking spaces are proposed with this project. Per our standards, 113 spaces are required, as follows:
 - a) Building 1
 - i) Prayer Hall – 2370 sf – 1 space per 75 sf - 32 spaces
 - ii) Youth Library – 258 sf -1 space per 300 sf – 1 space
 - iii) Classroom 1 – 140 sf – 2 spaces per classroom – 2 spaces
 - iv) Classroom 2 – 137 sf – 2 spaces per classroom – 2 spaces
 - v) Classroom 3 – 164 sf – 2 spaces per classroom – 2 spaces
 - vi) Classroom 4 – 164 sf – 2 spaces per classroom – 2 spaces
 - vii) Classroom 5 – 164 sf – 2 spaces per classroom – 2 spaces
 - b) Building 2
 - i) Gym – 356 sf – 1 space per 150 sf – 3 spaces
 - ii) Dining Area – 1,390 sf – 1 space per 75 sf - 19 spaces
 - iii) Classroom 6 – 367 sf – 2 spaces per classroom – 2 spaces



- iv) Senior Activity Center – 670 sf – 1 space per 75 sf – 9 spaces
- c) Building 3
 - i) Kitchen – 189 sf – 1 space per 250 sf – 1 space
 - ii) Multi-Purpose Hall – 1,883 – 1 space per 75 sf – 25 spaces
 - iii) Classroom 7 – 216 sf – 2 spaces per classroom – 2 spaces
 - iv) Classroom 8 – 223 sf – 2 spaces per classroom – 2 spaces
 - v) Senior Library – 317 sf – 1 space per 300 sf – 1 space
 - vi) Health Clinic – 606 sf – 1 space per 250 – 3 spaces
 - vii) Mortuary – 445 sf – 1 space per 150 sf – 3 spaces
- 3) Refuse Storage and Recycling must meet the standards of Chapter 20.12 of the Chino Zoning Code.
- 4) The minimum building setback from an interior side property line is 10 feet. The existing garage does not meet this standard and would need to be brought into compliance.
- 5) Minimum Building Separation – It appears there is no building separation. Are future phases going to be additions or different buildings?
- 6) The minimum setback from a parking stall or drive aisle to the rear property line is 5 feet. The existing design does not meet this standard.
- 7) The minimum setback from a parking stall to a building is 5 feet. The proposed mortuary building does not meet this standard.
- 8) The minimum setback from a drive aisle to a building is 10 feet. The proposed buildings 1 and 3 do not meet this standard.
- 9) The architecture needs to be reviewed for compatibility with surrounding residential development.
- 10) Dedication is required for the Orange Blossom Lane knuckle at the southeast corner of property.
- 11) 11 feet of dedication is required on Phillips Boulevard to bring it to its ultimate half-ROW of 44 feet, 32 feet to curb face.
- 12) Construct full public improvements, including but not limited to curb, gutter, sidewalk, streetlights, etc. along project frontage of Phillips Boulevard to applicable City standards. Transition to existing improvements accordingly.
- 13) Applicable fees, including but not limited to Development Impact Fees (DIF), Sewage Facilities Development Fees (SFDF), inspection fees, and various permit and review fees shall be assessed based on final building and site design.
- 14) Complete Local Agency Formation Commission (LAFCO) development driven application for service.
- 15) Record Irrevocable Agreement to Annex to the City of Chino.

Ms. Heidi Duron

Page 3

June 23, 2010

- 16) Construct sewer connection to main located at the intersection of Phillips Boulevard and Yorba Avenue. This sewer main is owned and maintained by Inland Empire Utilities Agency (IEUA), but connection to the line is managed and processed by the City of Chino.
- 17) Driveway approach shall be a minimum of 30-feet wide per City Standard 250. Radii shall be a minimum of 25 feet per Chino Valley Independent Fire District (CVIFD) standards.
- 18) Drive aisles shall be a minimum of 26-feet wide or per CVIFD standards.
- 19) Clarify existing driveway type, width, dimension, etc.
- 20) Label existing and proposed street improvements on site plan, including topography; centerline to curb face; edge of pavement; sidewalk; centerline to existing ROW; striping; joining of existing to proposed improvements; distance to nearest streets; etc.
- 21) For dimensions, use tick marks or arrowheads.
- 22) Provide preliminary grading plan for review. Will the project site drain to the southerly? If so, a drainage easement or permission will be required from the adjacent property owner(s).
- 23) Provide a traffic study to analyze project impacts and determine necessary mitigation.
- 24) City staff must review and approve the project's WQMP if runoff from the site enters the City's storm drain. Based on available information, it appears that the site drains to Yorba Avenue, which directs runoff to a City storm drain located at the northeast corner of Yorba Avenue & Philadelphia Street.

Thank you again for the opportunity to review and comment on the proposed project. Should you have any questions, please feel free to contact me at (909) 464-8310.

Sincerely,



Michael T. Kellison, AICP, LEED AP
Senior Planner

cc: Community Development / Redevelopment Department File
Public Works Department File

Duron, Heidi - LUS

From: Nessler, Jennifer [Jennifer.Nessler@asm.ca.gov]
Sent: Tuesday, March 23, 2010 5:07 PM
To: Duron, Heidi - LUS
Subject: Good Afternoon

Dear Heidi,

Thank you for taking my call regarding the business: Al-Nur Islamic Center operating out of a residential house located at 4797 W. Phillips Blvd, Ontario, CA 91762. We have received several complaints regarding this business.

Here is a list of what we have been told,

- 1) It is a business that does not have permission to operate out of a house.
- 2) It is operating at all times during the day and night.
- 3) They have installed outside lights that flood into the neighboring homes.
- 4) There is a lot of noise at various times during the day and night.
- 5) Traffic and parking are becoming a problem. The residents can't park in front of their own homes.

Assemblymember Torres would like to be kept up to date on any meetings or events regarding this issue. If there is anything we can do to inform our constituents on this issue please let me know.

Respectfully,

Jennifer Nessler
822 N. Euclid Ave. Suite A
Ontario, CA 91762
909-984-7741



20 Truman St. Suite 109 Irvine, CA 92620 t: 949 . 862 . 0010 | f: 949 . 861 . 6582 www.GallingerLaw.com

April 6, 2011

Heidi Duron, Senior Planner
Land Use Services Department – Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

**Re: CONDITION USE PERMIT APPLICATION OF AL-NUR ISLAMIC
CENTER. APN: 1013-072-01. PROJECT # P200900613.**

Dear Ms. Duron,

Our law firm has been retained by the Al-Nur Islamic Center to represent their interests with regards to the above referenced CUP Application. We were forwarded, and have reviewed, your correspondence of March 29, 2011. We appreciate your comments, and reply with the following statements and concurrently filed Revised Site Plan and Updated Traffic Impact Report.

Addressing your first issue raised, regarding the “Caretaker’s residence”. You state that the location of the existing residence does not conform to the requirements of § 84.01.040, regarding the placement behind the primary commercial use. However, we believe that the correct code section to apply is 84.01.050, as the parcel is zoned residential and the existing structure is residential in nature.

Accordingly, under § 84.01.050 (k), the parcel may contain a private office without signage. Al-Nur Islamic Center has adjusted their Site Plan to show their intention to use the existing building as a private office. This office would be used by the board of directors and also contain a conference room. We would note that the exterior of existing residential property, which will be unchanged, is entirely fitting with the nature of the surrounding community.

Alternately, if the parcel is treated as if it were designated for commercial use, then the use of the building as an office means it is not an accessory structure, but a part of the complex. If you foresee any issues with this designation further delaying a public hearing on this application, please let me know as soon as possible.

As to your second point, related to the height of the building, the Site Plan has been adjusted and the maximum height decreased in order to bring it in alignment with Code.

Regarding the parking, the Al-Nur Islamic Center believes strongly in its ability to use the shuttle service in a manner which complies with Code and reduces impact on the surrounding neighborhood. Use of a shuttle service will significantly reduce trips to the Center. Additionally, the Al-Nur Islamic Center is willing to take steps to reduce any adverse traffic impacts such as limiting ingress to right turn only, causing all traffic to enter eastbound on Phillips. The Center would accomplish via the use of traffic cones, temporary metal screens, and/or signs.

With regards to the reliability of the proposed shuttle service, the Al-Nur Islamic Center intends to contract for the operation of the shuttle service for the life of the project. This will give the Al-Nur Islamic Center greater flexibility in the operations of the shuttle service and relieve from them any burdens of maintaining a fleet of vehicles.

As for the fourth and final issue, the required architectural treatment for walls on the property lines, the Al-Nur Islamic Center has always intended that these walls have decorative elements. The Revised Site Plan, filed concurrently herewith, includes a cut-out of those decorative elements for review.

We hope that this communication has resolved the issues which have, to this point, prevented this application from coming to a public hearing. We respectfully request a timely reply to let us know of any further issues and the earliest possible date that this matter can come to hearing.

Yours truly,

A handwritten signature in black ink, reading "Todd Gallinger". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Todd E. Gallinger

1 of 13

March 24, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Hello Heidi,

I realized last night when I went to send you another fax that I have not dated my fax message to you and wanted to be clear that they were sent via fax before the time frame of March 25th for them to be into your office.

Here are the objection letters with a date for your records.

Thank you,

Diane Schumann


4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

March 23, 2010 – or prior

San Bernardino County Land Use Services Department

Planning Division Project Notice - Attn: Heidi Duron

Project Number: P2009000613/CUP

Name: Al-Nur Islamic Center

I'm adding additional objections to this project plan as stated in the notice you sent out. It says that to speak when challenging any decision regarding the proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the land use services/department/planning division at or prior to the time it makes its decision on the proposal or, if a public hearing is held on the proposal. You or someone else must have raised those issues at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing.

Sound/noise issue. I've lived in my home for 35 years. I have had to report problem barking dogs to assure our peace not being disturbed. The reason for living in a neighborhood out in the country is for the life style we have chosen and that is for that very thing... peace and quit. Now you want an 11,000 sq foot building with a worship center? Along with plans for a dinner/dining plans. What kind of noise/sounds would be coming from that in my backyard if this is allowed to be built? I guess someone would have to call the noise problem in all the time. I'm strongly objecting to the being permitted to be built.

What type of sewer system will this place have? We have septic tanks in that area and many places in our area close by have been declined adding any additional septic tanks because of environmental issues. Can we see an environment study that has been about this?

Regards,

Diane Schumann


4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

March 24, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Subject: VIEW OF MOUNTAINS

I wanted to be sure to include the fact that if this indeed a two story building they are requesting to build, and how could it not be with having 11,000 sq ft, wouldn't be enough space for it, that it would block the view of the beautiful mountains from me and my neighbors..

Diane Schumann'
4760 Orange Blossom Lane
Chino, CA 91710-1744
(909) 627-9502

NW

March 24, 2010 - or prior to this fax.

San Bernardino County Land Use Services Department

Planning Division Project Notice - Attn: Heidi Duron

Project Number: P2009000613/CUP

Name: Al-Nur Islamic Center

I'm adding additional objections to this project plan as stated in the notice you sent out. It says that to speak when challenging any decision regarding the proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the land use services/department/planning division at or prior to the time it makes its decision on the proposal or, if a public hearing is held on the proposal. You or someone else must have raised those issues at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing.

My neighbor has informed me that her totally disabled daughter with heart disease, who also has severe Asthma along with one of her children with the Asthma medical problem, would be so impacted with a parking lot behind the home. The vehicles parking so close to the home they live in would cause major health issues. The building looking to be permitted to build would be an 11,000 sq ft worship center. How many cars would that involve? Marge (the Mother) is living with one lung as it is, I'm sure this would be a great health risk for her as well. I think the health issues must be addressed at the very first hearing. Myself I have Fibromyalgia and have so many issues with fumes I can't even be by perfume or bleach and I'm very allergic to smoke and many other carcinogens.

Regards,

Diane Schumann

4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

March 23, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Per my voice mail conversation I left you today, the San Bernardino County Zone Regulations the proposed Al-Nur Islamic Center of over 11,000 sq feet and an additional 2,166 Sq foot home surely does not fall within this zone type. See line below, taken from the San Bernardino County Land Use and code enforcement information.

These districts, such as "RS" for single-family residential.

My question is how could this proposal even be considered in this neighborhood? This is a rural county single family home area. We are in the unincorporated area of San Bernardino County.

We use the Chino mailing address but we are not Chino City residents we are San Bernardino County property. This property falls in the same category as us.

Also can you explain the description of the property demission from the picture you provided it shows the area map with part of the property being in the street? How can you consider that in the amount of Square Feet this property total is?

With Kindness Regards,

Diane Schumann


4760 Orange Blossom Lane

Chino, CA 91710-1744

(909) 627-9502

March 24, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Info on non-legal services
at the single family
Residences.

Subject: Worship Services

Isn't it code law volition to hold services from a residential home?

We've had stories all over the newspaper about that not being legal.

The property listed on the notice you mailed out is indeed holding services at this time. Nothing has been approved by the planning commission that we have been aware of. Please see below.

Prayer Times

Fajr	6:00AM
Dhuhr	--:--
Jumu'ah	1:10pm
Asr	4:30 PM
Maghrib	Sunset
Ishaa	8:15 PM

Welcome to Al-Nur Islamic Center's Website

Established in the year 2000, Al-Nur Islamic Center has attended the needs of Muslims living in the Inland Empire area (Upland/ Ontario / Montclair) through various community and educational service.

1st Friday and 3rd Friday of every month

Youth group Class Time: 7:00 PM

Location: 4797 W. Phillips Blvd, Ontario, CA 91762

March 24, 2010 - or prior to this fax.

(between Ramona Ave and Montevista Ave)

Current session topic- Story of the Prophets

(expected day to finish on April 2nd 2010)

Next Episode of Youth Class- Heroes of Islam, will begin on April 16, 2010 insha Allah.

Ages 11-20 years for Youth Group

Ages 5-10 years for children class room

Family Night- 2nd Saturday of every month at 7 PM.

Insha Allah we will post very soon the 1st Phase of Al Nur's Master Plan as soon as it get approved by the County planning Division.



Diane Schumann'
4760 Orange Blossom Lane
Chino, CA 91710-1744
(909) 627-9502

March 24, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

I hope these fax messages are indeed the same as sending them in the mail with the returned notice. If not would you please advice?


I'd like to add one more point to all of the other oppositions to this building being built. You have been given so many up to this point that I'm not sure one more will be needed but I would want the opportunity to speak about this at the hearing on this matter.

My home has been subjected to having to pull blinds in the evening because of the type of security lights that have been installed on the property where the request for the Al-Nur building is asking to be built. It is so bright that I can't walk into my den without being blinded. I have my blinds open to enjoy the plants and outside lighting (deco lights) that I have, and now I can't do it anymore.

Thank you in advance for the information.

With Kindness Regards,

Diane Schumann



(909) 627-9502

March 24, 2010 - or prior to this fax.

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

Per my voice mail message I left you Friday, we still have not had a response to the question of when we will know about an extension on the time line to get all notices back to you?

I also had asked you to give us information on the hearing dates/time/place.

Thank you in advance for the information.

With Kindness Regards,

Diane Schumann


(909) 627-9502

3RP

March 24, 2010

Dear San Bernardino County Land Use Service Department,

Attn: Heidi Duron

Applicant Al-NurIslamic Center

Project Number P200900613/CUP

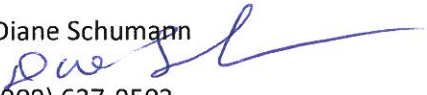
Per your request of notice of any challenge that could arise in a hearing in regard to the above requested permit.

I believe this would be an invasion of my privacy; the two story building would face into my yard. Me my family and my friends would be impacted.

Besides myself, I have friends that sun-bath and I'm not sure how comfortable we would be with people watching from the second floor of this building?

With Kindness Regards,

Diane Schumann


(909) 627-9502

We are the residents of a small community. Each of us has worked long and hard to be able to purchase our homes in the hope of raising our children and grandchildren in a semi-rural and **fully** residential community. Suddenly, we are faced with the prospect of a huge center that will generate enormous amounts of traffic and pollution. Phillips is a narrow street incapable of handling the amount of hundreds of vehicles and their inherent pollution.

Somos los residentes de una pequeña comunidad. Cada uno de nosotros ha trabajado largo y duro poder comprar nuestros hogares en la esperanza de criar nuestros niños y nietos en una comunidad semirrural y completamente residencial. Repentinamente, nos hacen frente con la perspectiva de un centro enorme que genere cantidades de tráfico enormes y la contaminación Phillips es una calle estrecha incapaz de manejar la cantidad de centenares de vehículos y de su contaminación inherente.

Phillips has no sidewalks, no sewers and no room for all of these vehicles. Noise levels will inevitably increase, as will danger to the children who live nearby. Further Yorba will also increase in traffic, noise and pollution.

Phillips no tiene ninguna acera, ninguna alcantarilla y ningún sitio para todos estos vehículos. Los niveles de ruidos aumentarán inevitable, como peligro a los niños que viven cerca. Yorba adicional también aumentará de tráfico, de ruido y de la contaminación.

We, as homeowners, purchased in this area because it was **residential and zoned residential**. The worst thing that could happen would be if the County approved this permit and ruined another neighborhood.

We urge you to resist turning this community into yet another commercial center.

Each signature is a resident of the neighborhood that would be impacted by this permit. Each also certifies they are registered voters.

Le impulsamos oponerse el dar vuelta de esta comunidad en otro más centro comercial. Cada firma es un residente de la vecindad que sería afectada por este permiso. Cada uno también los certifica es votantes registrados. *Example*

NAME	ADDRESS	Sign
John Doe	123 Street City Zip	John Doe
NAME	ADDRESS	

We are the residents of a small community. Each of us has worked long and hard to be able to purchase our homes in the hope of raising our children and grandchildren in a semi-rural and **fully** residential community. Suddenly, we are faced with the prospect of a huge center that will generate enormous amounts of traffic and pollution. Phillips is a narrow street incapable of handling the amount of hundreds of vehicles and their inherent pollution.

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NAME	ADDRESS
John Doe	123 St. City Zip
NAME	ADDRESS

Signature: John Doe

NAME	ADDRESS	PATRICIA Forschler 11411 YORBA AVE Patricia Forschler CHINO, CA 91710
NAME	ADDRESS	ANTHONY STEPHEN 11419 YORBA AVE AP STEPHEN CHINO, CA. 91710
NAME	ADDRESS	HOWARD A. FORSCHLER 11411 YORBA AVE Howard A. Forschler CHINO, CA. 91710
NAME	ADDRESS	ELISA FARNOS 4790 W. Phillips ST Elisa Farnos Ontario Ca 91762
NAME	ADDRESS	JOSE L. FARNOS 4790 W PHILLIPS ST JOSE L. FARNOS ONTARIO CA. 91762
NAME	ADDRESS	EVA CHITTENDEN 4796 Phillips Blvd Eva Chittenden Ontario, CA 91710
NAME	ADDRESS	STEVE VELOTS 4804 ONTARIO STEVE VELOTS WEST PHILLIPS
NAME	ADDRESS	RUTH DE DIOS 4826 PHILLIPS RUTH DE DIOS ESTADO CALIF.
NAME	ADDRESS	BERNIE BIDEY 4838 PHILLIPS BLVD. BERNIE BIDEY ONTARIO, CAL. 91762
NAME	ADDRESS	4 CINDY MOORE 4852 PHILLIPS ONTARIO
NAME	ADDRESS	LIZ SUNDEN 4798 W. PHILLIPS BLVD.
NAME	ADDRESS	4798 W. PHILLIPS BLVD.
NAME	ADDRESS	DONALD LANGE 4755 PHILLIPS BLVD DON LANGE
NAME	ADDRESS	TARRA LANGE 4755 PHILLIPS BLVD TARRA LANGE
NAME	ADDRESS	ENRIQUE ROBLES 11420 YORBA
NAME	ADDRESS	RUBEN MARIN 11424 YORBA AVE. CHINO. CA. 91710
NAME	ADDRESS	PATRICIA MARIN 11424 YORBA AVE. CHINO, CA. 91710
NAME	ADDRESS	TRANCITA ROBLES 11420 YORBA AVE
NAME	ADDRESS	

Example ↓

Example-- John Doe 123 Street Address City, ZIP and sign signature of John Doe

NAME ADDRESS

NAME ADDRESS

Diane Schumann 4760 Orange Blossom Chino 91710 *Diane Schumann*

NAME ADDRESS

MARIA BUENROSTRO 11444 YORBA AVE CHINO CA 91710

NAME ADDRESS

MARTIN BUENROSTRO 11444 YORBA AVE CHINO CA 91710

NAME ADDRESS

MARTIN BUENROSTRO JR 11444 YORBA AVE CHINO CA 91710

NAME ADDRESS

Linda Kaen 11450 YORBA AVE CHINO, CA 91710

NAME ADDRESS

Joan S. King 11589 YORBA AVE, CHINO, CA 91710

NAME ADDRESS

Chia K-Ting 11589 YORBA AVE CHINO 91710

NAME ADDRESS

Walter Turner 11589 YORBA AVE CHINO, CA 91710

NAME ADDRESS

Tommy Washington 11589 YORBA AVE CHINO

NAME ADDRESS

KURT ANDERSON 4710 W. PHILLIPS BLVD. ONTARIO CA 91762

NAME ADDRESS

Jeanette V. Anderson 4710 Phillips Blvd Ont CA 91762

NAME ADDRESS

Leona Herbelin 4720 Phillips Bl. Ontario, CA 91762

NAME ADDRESS

Princess Ramirez 4720 Phillips Bl Ontario CA 91762

NAME ADDRESS

Carol Jones 4730 Phillips, Ontario, CA 91762

NAME ADDRESS

Tom Jones Jr. 4730 W Phillips St- Ontario, CA 91762

NAME ADDRESS

Thomas A Jones 4730 Phillips Ontario CA 91762

NAME ADDRESS

Catja Versteeg 4740 W. Phillips St. ONT. CA 91762

NAME ADDRESS

Print Name Print Address of Street City and Zip Then have them Sign the signature

3

NAME ADDRESS

Charles L. Baker 4740 W. Phillips St. Ontario Ca

NAME ADDRESS

Mary Ann King 4760 W. Phillips, Ontario, Calif.

NAME ADDRESS

William King 4760 W. Phillips, Ontario Calif.

NAME ADDRESS

Chris Sung 11380 Carriage Ave Montclair CA 6

NAME ADDRESS

Ismael A. Mora 11370 Carriage Ave Montclair CA 91763

NAME ADDRESS

Robert Ramirez 11360 Carriage Ave Montclair CA

NAME ADDRESS

Robert Kasnussen 41650 W. Ramona Pl. Ontario, CA 91762

NAME ADDRESS

Nate McMullen 4657 Ramona Pl. Ontario, CA 91762

NAME ADDRESS

Maria Astorga 4671 W. Ramona Pl. Ontario Ca. 91762

NAME ADDRESS

Martha Soledad 4681 W. Ramona Pl. Ontario CA 91762

NAME ADDRESS

Francisco Soledad 4681 W. Ramona Pl. Ontario, CA 91762

NAME ADDRESS

WHITE, WILLIAM E. William E. White 4690 W. RAMONA PLACE

NAME ADDRESS

White, Russell W. 4690 W. RAMONA PLACE

NAME ADDRESS

DORIS, JANE WHITE Doris White 4690 W. RAMONA PLACE

NAME ADDRESS

HARVEY A. ANDERSON 11334 GREENWOOD Way ONT.

NAME ADDRESS

TRINI RODRIGUEZ 4729 W. RAMONA PL. ONT.

NAME ADDRESS

BILL NEUER 11321 S. GREENWOOD Way Ontario CA. 91762

NAME ADDRESS

Laurey Neuer 11321 S. Greenwood Way Ontario CA 91762

NAME ADDRESS

NAME ADDRESS

4
Example -- John Doe 123 Street Address City ZIP and sign signature of John Doe

NAME ADDRESS

Espeanza Velazquez 11311 Greenwood Way Espeanza Velazquez

NAME ADDRESS

Maria Medina 4806 W Grand Ave Ontario

NAME ADDRESS

Jorge Medina 4806 W Grand Ave Ontario

NAME ADDRESS

Jorge I Medina 4806 GRAND AVE ONTARIO

NAME ADDRESS

Maritza Medina 4806 Grand Ave Ontario CA

NAME ADDRESS

Don Sharp 4845 Grand Ave Ontario CA

NAME ADDRESS

Annette Sharp 4845 Grand Ave Ontario CA

NAME ADDRESS

* Betty Salas 4875 Grand Ave Ontario CA 91762

NAME ADDRESS

* Dawn Hernandez 4887 Ramona Pl. Ontario (91762)

NAME ADDRESS

Todd Daffoe 4887 Ramona Pl. Ontario (91762)

NAME ADDRESS

* Raymond R. 4861 RAMONA PL ONTARIO CA.

NAME ADDRESS

* Olivia Sanchez 4848 W Ramona Pl Ont 91762 Sanchez

NAME ADDRESS

* 4848 W. Ramona Pl. Christopher A Sanchez

NAME ADDRESS

* Claudia Navarrette 4830 Ramona Pl Ontario Ca 91762

NAME ADDRESS

* Franke Navarrette 4830 W Ramona Pl Ontario CA 91762

NAME ADDRESS

* John Athanasion 4818 Ramona Pl. Ont CA 91762

NAME ADDRESS

* Salvador Crisanto 4791 Ramona Pl Ont CA 91762

NAME ADDRESS

* Moises Crisanto 4791 Ramona Pl Ont CA 91762

NAME ADDRESS

Print Name Print Address of Street City and Zip Then have them Sign the signature

* didn't get letter



* NAME	ADDRESS	11456 Yorba Avenue	
Grace Gonzales	Chino CA 91710		
* NAME	ADDRESS	11470 Yorba Avenue	
Jim Wedell	Chino CA 91710		Jim Wedell
* NAME	ADDRESS	11456 Yorba Avenue	
Monica R. Hernandez	Chino CA 91710		Monica R. Hernandez
NAME	ADDRESS	11627 Yorba Ave	
Joan Jones	Chino CA 91710		
NAME	ADDRESS	11627 Yorba Ave	
Thomas Jones	Chino CA 91710		
NAME	ADDRESS	11627 Yorba Ave	
JAYSON DIX	Chino CA 91710		
NAME	ADDRESS	1511 Yorba Ave	
George Collin	Chino CA 91710		
NAME	ADDRESS	11511 Yorba Ave	
Carol Collin	Chino CA 91710		
NAME	ADDRESS		

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

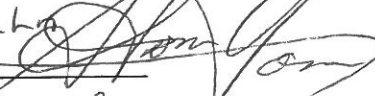


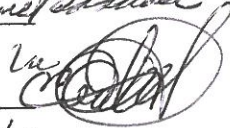

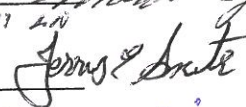
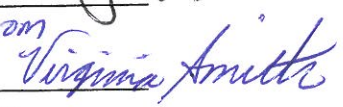
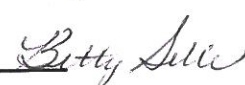
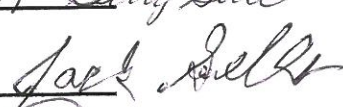
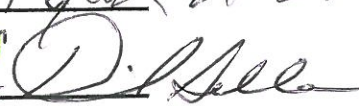
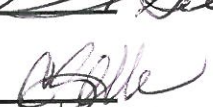
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Example -- John Doe 123 Street Address City ZIP and sign signature of John Doe

NAME	ADDRESS	4814 Orange Blossom Ln Alan Yonan Chino, Ca. 91710	
NAME	ADDRESS	4814 Orange Blossom Ln Carol Yonan Chino, Ca. 91710	
NAME	ADDRESS	4811 ORANGE BLOSSOM LANE Carmel Trandale CHINO, CAL 91710	
NAME	ADDRESS	4834 Orange Blossom Ln Martha A. Garcia Chino CA 91710	
NAME	ADDRESS	4834 Orange Blossom Ln Martin Garcia Chino CA 91710	
NAME	ADDRESS	4855 ORANGE BLOSSOM LN JERRY SMITH Chino CA 91710	
NAME	ADDRESS	4855 ORANGE BLOSSOM VIRGINIA SMITH CHINO, 91710	
NAME	ADDRESS	11361 MONTE VISTA BETTY SELLE Chino 91710-1729	
NAME	ADDRESS	11361 MONTE VISTA JACK SELLE Chino 91710-1729	
NAME	ADDRESS	3344 Organdy Ln David Selle Chino Hills Ca	
NAME	ADDRESS	3344 Organdy Ln. Cathryn Selle Chino Hills, CA 91709	
NAME	ADDRESS		
NAME	ADDRESS		
NAME	ADDRESS		
NAME	ADDRESS		
NAME	ADDRESS		
NAME	ADDRESS		

NAME ADDRESS
Print Name Print Address of Street City and Zip Then have them Sign the signature



P2009000613/CUP

We the undersigned in the community of: Ontario/4th/Supervisory District; are Respectfully Opposing
the Proposed Land Development, ASSESSOR PARCEL NUMBER: 1013-072-02,

Under the Name of: AL-NUR ISLAMIC CENTER,

[illegible]

* Jesus Ortega 4821 Ramona Pl Jesus Ortega

* NAME ADDRESS

* Eneida Ortega 4821 Ramona Pl Eneida Ortega

NAME ADDRESS

Ignacio Vazquez 4821 Ramona Pl Ignacio Vazquez

NAME ADDRESS

Chia Costa 4841 Ramona Pl Chia Costa

NAME ADDRESS

Mike Studebaker 4710 W. Phillips Street

NAME ADDRESS

Laura Price 4650 W. Phillips Blvd Laura Price

NAME ADDRESS

4512 Grand AVE Montclair 91763 Cuba Rpe

NAME ADDRESS

Tom Pope 4512 GRAND AVE MONTCLAIR CA 91763

NAME ADDRESS

Laura Morales 11130 Monte Vista Montclair, CA Jimmy

NAME ADDRESS

MARTHA STAWICKI 11163 S. SAN PASQUAL AVE MONTCLAIR Martha Stawicki

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Anthony B. Gullett
4412 Monte Verde, Pomona
4448 Monte Verde
Christine Hill
Pomona CA 91766
Wanda Goerlich
4448 Monte Verde Pomona 91766
Robert D. Turner
4412 Monte Verde
Pomona 91766
Robert J. Tapp
11354 SAN PASQUEN
Pomona 91766
Jose Perez
4446 E. Monte Verde Ave 91766
LARRY WHITE MARYANN WHITE 4433 MONTE VERDE
Jarry White + Mary Ann Pomona, Ca 91766
MARILYN BEGUE
Marilyn Beque 11041 Pipeline Ave Pomona Ca 91766
Michelle Baker
Michelle Baker 11041 Pipeline Ave Pomona, Ca 91766
Carolyn Smithson
Carolyn Smithson 10795 Veeman Ave Ont Ca 91761
ROSARIO ALVAREZ
Rosario Alvarez 1686 MONTE VISTA AVE Chino
Calif.
Steven VanPelt, ~~Sam VanPelt~~ 11605 Monte Vista ave, Chino C.A.
Judi Matlock 11584 Monte Vista Av Chino CA
Judi Matlock
11623 monte vista chino CA 91710
Jose Gonzalez 11461 Monte Vista Chino CA 91710
Waylene Kelly 11493 Monte Vista, Chino, CA. 91710
Joe Gonzalez 11515 MONTE VISTA CHINO CA 91710

William Seifert 4770 Orange Blossom Ln
NAME ADDRESS Chino, CA 91710

NAME ADDRESS

MARJORIE SEIFERT 4770 ORANGE BLOSSOM LN, CHINO

NAME ADDRESS

Angela LaMela 4770 Orange Blossom Ln, Chino

NAME ADDRESS

Dawn LaMela 4770 Orange Blossom Ln Chino

NAME ADDRESS

Roger LaMela 4770 Orange Blossom Lane Chino

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

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NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

Anthony Garro 11747 Crystal Ave Chino 91710 Anthony Garro

NAME ADDRESS

JANIE GARRO 11747 CRYSTAL AVE Chino 91710 Janie Garro

NAME ADDRESS

Josie Garro 11747 Crystal Ave Chino, CA 91710 Josie Garro

NAME ADDRESS

~~Debbie Savage-Evans 1938~~

NAME ADDRESS

Debbie Savage-Evans 1938 Sultan Ave Ontario 91761 Debbie Savage-Evans

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EXHIBIT J

SITE PHOTOS

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VIEWS OF SUBJECT PROPERTY









VIEWS OF NEIGHBORHOOD











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