



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 18, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:
NONE

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

2.1 PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from June 4, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jillebr@rivco.org.

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

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

4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 1133, CHANGE OF ZONE NO. 7893, SPECIFIC PLAN AMENDMENT NO. 392, AND TENTATIVE TRACT NO. 37434 – CEQA180032 – Applicant: Joseph Rivani – Engineer/Rep: Anderson Consulting Engineers, Inc./T&B Planning – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Mixed Use Area (CD-MUA) – Community Development: High Density Residential (CD-HDR) – 214.7 Acres – Location: Northerly of Varner Road, southerly of Calle Desierto, easterly of Bell Road/Calle Tosca, and westerly of Jack Ivey Road – Zoning: Mixed Use (MU) – Multiple Family Dwellings (R-2) – General Residential (R-3) – **REQUEST:** The Environmental Impact Report (EIR) will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA01133), Specific Plan No. 392 (SP00392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR37434). These applications, if approved as proposed, would facilitate the development of: 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site that would be operated by the IID, a 6.4-acre community park, five (5) 0.5 acre pocket parks, a 3.5-acre driving range, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. Additionally, the Project proposes to designate a total of seven (7) planning areas, totaling 69.6 acres, which would accommodate the development of mixed-use buildings with up to 900 multiple-family dwelling units and 378,970 sq. ft. of commercial retail space. In addition, a 14.5-acre planning area would be offered to the Palm Springs Unified School District (PSUSD) for development of a K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7. Off-site improvements associated with the project include construction of a secondary roadway access to Planning Area 7 via Cook Street (2.8 acres) and construction of an off-site sewer improvement in Varner Road between Cook Street and the Ivey Ranch Country Club that abuts the Project

site to the east (1.7 acres). The project would be developed over the course of two Phases: Phase 1 (which includes two (2) sub-phases) and Phase 2. Phase 1A would occur in 2022 and would develop 600 single-family residential units, a 14.5-acre elementary school, interim drainage facilities, a 2.3-acre electrical substation, approximately 30.6 acres of open space, and five (5) 0.5-acre pocket parks. Phase 1B would occur in approximately 2027 and would develop 529 Multi-family dwelling units within the Mixed Use Planning Areas and 222,156 sq. ft. of commercial retail development. Phase 2 would take place from approximately 2032 through 2035 and would develop 372 multi-family residential units and 156,815 sq. ft. of commercial retail space in addition to the removal of the interim drainage facilities. APN's: 694-040-001, 694-050-013, 694-050-006, 694-050-011, 694-050-012, 694-120-002, 694-120-010, 694-120-011. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

5.0 PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

2.1

Director's Hearing: June 18, 2018

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 26164	Applicant(s):	United Pentecostal Church
EA No.:	42892	Representative(s):	TGA Engineering Inc.
Area Plan:	Western Coachella Valley	 Charissa Leach, P.E. Assistant TLMA Director	
Zoning Area/District:	Pass and Desert District		
Supervisory District:	Fifth District		
Project Planner:	Jason Killebrew		
Project APN(s):	668-200-019		

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located approximately one mile to the west of the City of Palm Springs.

The site is located directly adjacent to Wind Energy (W-E) zoned properties. These properties are improved with a solar energy facility (across Worsley Road to the east) and wind energy facilities. The site is located approximately 1,000 feet north of the nearest wind energy facility.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

That the Assistant TLMA Director:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42892, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26164, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Desert (RD)
Policy / Overlay Area:	San Gorgonio Pass Wind Energy
Surrounding General Plan Land Uses	
North:	Rural Desert
East:	Rural Desert
South:	Rural Desert
West:	Rural Residential/ Freeway (Highway 62)
Existing Zoning Classification:	W-2 Controlled Development
Surrounding Zoning Classifications	
North:	W-2 Controlled Development
East:	W-E Wind Energy Resource
South:	W-2 Controlled Development
West:	W-2 Controlled Development
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Solar energy
West:	Freeway (Highway 62)

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.63	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	22,406	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	Roofline 32' Steeple 50'	50' Max

Parking: Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of

Riverside. The Off-street parking requirement for churches, chapels, and other places of worship are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Gross area	22,406	N/A	N/A	N/A
Net Assembly Area	8,572	1 space/35 sq. ft.	245	262
TOTAL:	8572 gross ft.	1 space/35 sq. ft. net assembly area	245	262

Located Within:

City's Sphere of Influence:	Palm Springs
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Garnet Wash
Area Drainage Plan:	Garnet Wash Master Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
San Geronio Pass Wind Energy Policy Area	Yes

PROJECT LOCATION MAPS (Project Site Outlined in Red)



PROJECT BACKGROUND AND ANALYSIS

Architecture, Design and Height

The proposed church building is square in shape and has a footprint of 22,406 square feet. The main entrance is orientated towards Worsley Road and includes a vehicular Porte cochere. Exterior finish materials include a standing seam metal roof and walls with a stucco finish on sections of the façade. A stone ledge veneer is proposed around the base of the structure. The exterior colors are muted with desert earth tones (Sherwin-Williams Classical White, Colonial Revival Tan and Downing Sand) as depicted in the colored elevation Exhibit B. The proposed church building has a maximum height of 32 feet with one, 50-foot high steeple located towards the front of the building adjacent to the Porte cochere. Within the W-2 Zone the maximum height of buildings or structures is restricted to 50 feet. The proposed church complies with the maximum height of 50 feet.

Zoning Consistency

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.c.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted this plot plan application (PP No. 26164) to ensure compliance with all applicable development standards and regulations. As illustrated within the staff report, the project as proposed meets all the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning.

Wind Energy Resource Zone

The project site is located directly adjacent to Wind Energy Resource (W-E) zoned property. These properties are currently improved with wind energy facilities and solar facilities. Ordinance No. 348, Article XVIIW provides provisions intended to recognize the unique wind resources in the County and the need

for the development of alternative energy sources. Ordinance No. 348, Section 18.41 and 18.42 provide general provisions for commercial wind energy systems permitting. Although the proposed project is not for an alternative energy facility, it is important to acknowledge the presence of the existing facilities and W-E zone classification. If the church were to be approved, and constructed, it would not constitute a "habitable" use such as a residential dwelling, hospital, school, library, or nursing home, and would not conflict with any development standard (i.e. noise, setbacks, etc.) identified in Ordinance No. 348, for adjacent W-E zone properties.

General Plan Consistency

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church would be located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. Therefore, the proposed church use will not conflict with any General Land Use policies.

Public Hearing

The project was originally scheduled for the April 16, 2018 Director's Hearing in the Desert. It was decided by staff to cancel and reschedule the April 16, 2018 Director's Hearing. The project was subsequently scheduled for the June 4, 2018 Director's Hearing in the Desert. At the June 4, 2018 Director's Hearing, it was decided to continue the project to the June 18, 2018 regularly scheduled Director's Hearing in the Desert.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. Per the State CEQA Guidelines section 15105, the documents were initially circulated for a 20-day public review period from March 27, 2018 to April 16, 2018.

On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, LTD commenting on EA 42892. It was decided by staff to re-circulate a revised EA 42892 for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, EA 42892 was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018.

For the reasons set forth in the Initial Study prepared for this project, the proposed project will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Therefore, the project complies with the requirements of CEQA.

FINDINGS AND CONCLUSIONS

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

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed project is consistent with the Riverside County Adopted General Plan. The land use designation on the project site consist of Rural: Rural Desert (R:RD). The land use designation envisions rural single-family residences with a maximum residential density of one dwelling unit per 10 acres with limited recreational uses. In addition, neighborhood-serving, small-scale commercial uses that are compatible with the surrounding uses are also allowed. Although the proposed church is not classified as a residential or commercial land use, the church is an institutional land use that would be compatible with the rural residential community and would provide a place of worship within a region that is remote and with limited religious services.

a. Scenic Highway

The project will adhere to all applicable General Plan Policies, specifically Land use Policy 14.4, maintaining a minimum 50 foot setback along Highway 62, a state designated scenic highway. The proposed church will be approximately 350 feet from Highway 62. Further, the project's design will enhance the existing aesthetics of the surrounding area. Therefore, the project as proposed is consistent with the Riverside County General Plan.

b. Circulation

The proposed project is in compliance with the requirements of the Circulation Element of the General Plan because the site takes access from Worsley Road to the east, and has provided a road dedication to the County. The road dedication, along the project site frontage will help facilitate the ultimate right-of-way from centerline (Major, 118') for Worsley Road. In addition, this roadway has been designed and constructed with features, including a Class II Bikeway, in conformance with the Circulation Element of the General Plan. Major Highways are described as "Highways intended to serve property zoned for major industrial and commercial uses, or to serve through traffic." It is anticipated that Worsley Road, following street improvements associated with this project, will be able to accommodate the proposed church, and will not conflict with any policy set forth in the Circulation Element of the General Plan.

2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project applicant is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The proposed use conforms to the logical development of the land and is compatible with the present and future development of the surrounding properties because the proposed church is an allowed use within the W-2 zone and is

consistent with the development anticipated within the RD General Plan land use designation. The general region of project site includes remote, sparsely populated rural area and renewable energy developments, where places of religious worship are limited. The church would provide a place of worship as well as ancillary church services that would be available to the rural community. The project site has been required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. Further, the proposed church will not impact any of the existing renewable energy developments in the immediate area. Therefore, the use and the proposed church is compatible with the present and future development of the surrounding property.

4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

- a. Traffic

The project has been analyzed by the Transportation Department and required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. The project site would be accessed from Worsley Road utilizing two new drive approaches. The project site is located approximately 1,000 feet south of Dillon Road, which has been recently signalized at Highway 62. No significant impacts to surrounding traffic are anticipated to occur.

- b. Drainage

The project has been analyzed by Riverside County Flood Control District for flood and drainage considerations. The Flood District's conclusions and recommendations were based on the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates and submitted to the Flood District for review. The proposed church building has been designed to be elevated and aligned outside of the floodplain to minimize the blockage of flows. In addition, the proposed church building will be required to be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection will be provided for earth filled areas exposed to erosive flows. Furthermore, the project has been designed and conditioned in a manner that preserves the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. No drainage issues are anticipated to occur.

5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The proposed project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.
6. The project site is located in the W-2 zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1 allows churches, temples, and other places of worship subject to the approval of a plot plan and the specific development standards specific to the W-2 zone pursuant

to Section 15.2. The proposed project complies with the height, parking, setbacks, and all other applicable standards as follows:

- a. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 (Variance) of Ordinance No. 348. The proposed project is consistent with this development standard as the building roofline is proposed at a maximum height of 32 feet, and a steeple architectural element with a maximum height of 50 feet.
 - b. The minimum lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average depth of 150 feet. The proposed project is consistent with this development standard because the project does not propose to subdivide the existing 7.63 acre parcel, and the lot width is greater than 100 feet and the average depth is greater than 150 feet.
 - c. As set forth in the table above, the total required parking spaces for the project is 245 parking spaces. The project is consistent with this development standard as it will provide 262 parking spaces.
 - d. The front, rear, and side yard have no minimum setbacks. However, the proposed church building has been setback from the front approximately 160 feet from Worsley Road and 350 feet from Highway 62.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as provided in the Conditions of Approval.
 8. Notifications of this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause conflicts with a Tribal Cultural Resource or AB52.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. The notice was published in the Press Enterprise and Desert Sun Newspapers. As of the writing of this report Planning Staff has received written communication and phone calls from Morgan Reed Law Firm, representing Wintec Energy LTD., indicating initial opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.

AREA MAP

PLOT PLAN NO. 26164



Legend

- Blue line Streams
- City Areas
- World Street Map



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

Notes
Subject site highlighted in blue.

0 3 6.157 Feet
© Riverside County GIS

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VICINITY MAP

PLOT PLAN NO. 26164



- Legend**
- Blueline Streams
 - City Areas
 - World Street Map

Notes
Subject site highlighted in blue.

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**EXHIBIT "A" - LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO 05448**

UNITED PENTECOSTAL CHURCH
THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE AREA OF DESERT HILLS SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE LAND HEREIN SHOWN WITH THE WESTERLY BOUNDARY OF THE EAST-WEST QUARTER (NW/4) AND (SW/4) OF SECTION 8, ALL IN TOWNSHIP 3, SOUTH, RANGE 16E, AND (NE/4) OF SECTION 7, SOUTH, RANGE 16E, COUNTY OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

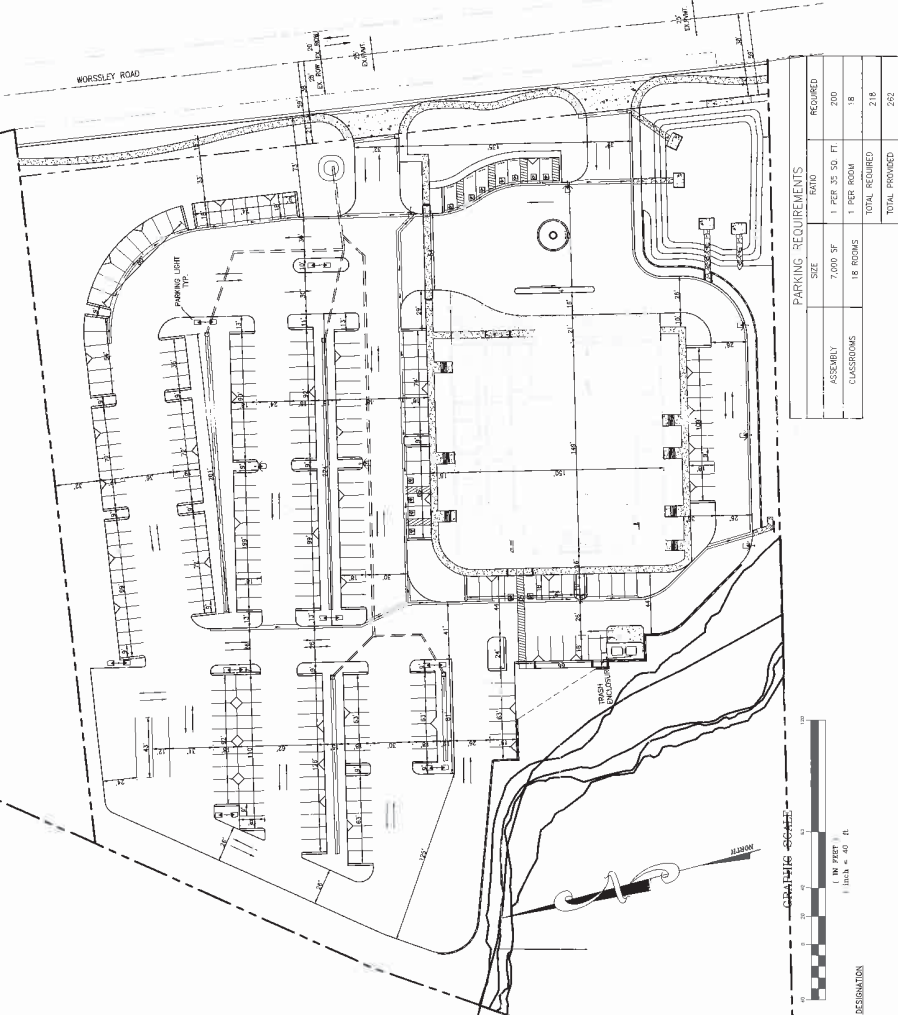
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3, SOUTH, RANGE 16E, COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3, SOUTH, RANGE 16E, COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3, SOUTH, RANGE 16E, COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3. THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3, SOUTH, RANGE 16E, COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**UNITED PENTECOSTAL CHURCH
PLOT PLAN**



PARKING REQUIREMENTS

SIZE	RATIO	REQUIRED
ASSEMBLY	1 PER 15 SQ. FT.	200
CLASSROOMS	1 PER ROOM	18
TOTAL REQUIRED		218
TOTAL PROVIDED		292

LEGEND:

- DIRECTION OF TRAVEL
- PARKING NUMBER
- BOUNDARY LINE
- LANDSCAPING AREA
- LANDSCAPING NUMBER

AREA TABLE

AREA	SQ. FT.	ACRES	% OF TOTAL UNDEVELOPED
BUILDING & CONCRETE	29,400	0.67	7.41%
LANDSCAPING	168,205	4.3	58.18%
TOTAL DEVELOPED	197,605	4.5	65.59%
UNDEVELOPED	147,189	3.4	34.41%
TOTAL	344,794	7.8	100%

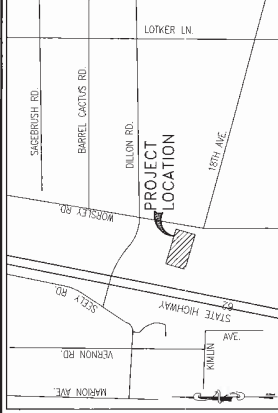
PROPERTY INFORMATION

ASSessor'S PARCEL NUMBER(S): 688-200-026-6
RIVERSIDE COUNTY
NORTH OF 10 FREEMAN EXIST 1/2 IN. SOUTH OF TULLON ROAD,
EAST HIGHWAY 52, WEST OF WORSLEY ROAD

PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED CHURCH USE ON 7.83 ACRES OF VACANT UNDEVELOPED LAND. THE PROJECT PHYSICAL IMPROVEMENTS CONSIST OF THE FOLLOWING:

- A BUILDING OF 22,500 SQUARE FEET (150 FEET BY 150 FEET).
- LANDSCAPING WITH 168,205 SQUARE FEET OF LANDSCAPING.
- ASSEMBLY HALL WITH SEATING FOR 500 PEOPLE.
- CLASSROOMS WITH SEATING FOR 18 STUDENTS.
- CHURCH OFFICE, CLASSROOMS, A BATH AREA, A KITCHEN, AND STORAGE AREAS.
- LANDSCAPING FOR THE PARKING AND SITE AS REQUIRED BY THE RIVERSIDE COUNTY ZONING CODE.



APPLICANT:

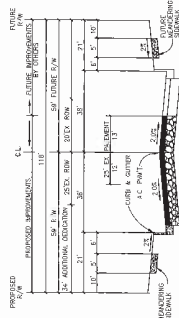
TGA ENGINEERING, INC.
UNITED PENTECOSTAL CHURCH
3033 E. HAWKEMORE BLVD., SUITE 100
ONTARIO, CA 91764
PHONE (909) 941-2511 FAX (909) 941-2512
E-MAIL: INFO@TGAENGINEERING.COM

PREPARED BY:

TGA ENGINEERING, INC.
3033 E. HAWKEMORE BLVD., SUITE 100
ONTARIO, CA 91764
PHONE (909) 941-2511 FAX (909) 941-2512
E-MAIL: INFO@TGAENGINEERING.COM

UTILITY PROVIDERS:

- CABLE TELEVISION:** DIRECT TV, 3909 S. HILL STREET, IRVING, CA 92618, PHONE (909) 962-2433
- ELECTRIC:** SOUTHERN CALIFORNIA Edison, 34100 CATHARIS CANYON DR, CATHARIS, CA 92324, PHONE (760) 322-1635
- SEWER:** SEPTIC PROPOSED
- TELEPHONE:** VERIZON COMMUNICATIONS, TRASH: DESERT VALLEY DISPOSAL INC., 4800 EAST MESSOURITE AVE, DESERT HILLS, CA 92240, PHONE (760) 328-5189
- WATER:** MISSION SPRINGS W.D., DESERT HILLS SPRING, CA 92240, PHONE (760) 328-5189
- SCHOOL DISTRICT:** PALM SPRINGS UNIFIED SCHOOL DISTRICT, DESERT HILLS SPRING, CA 92240, PHONE (760) 328-5189

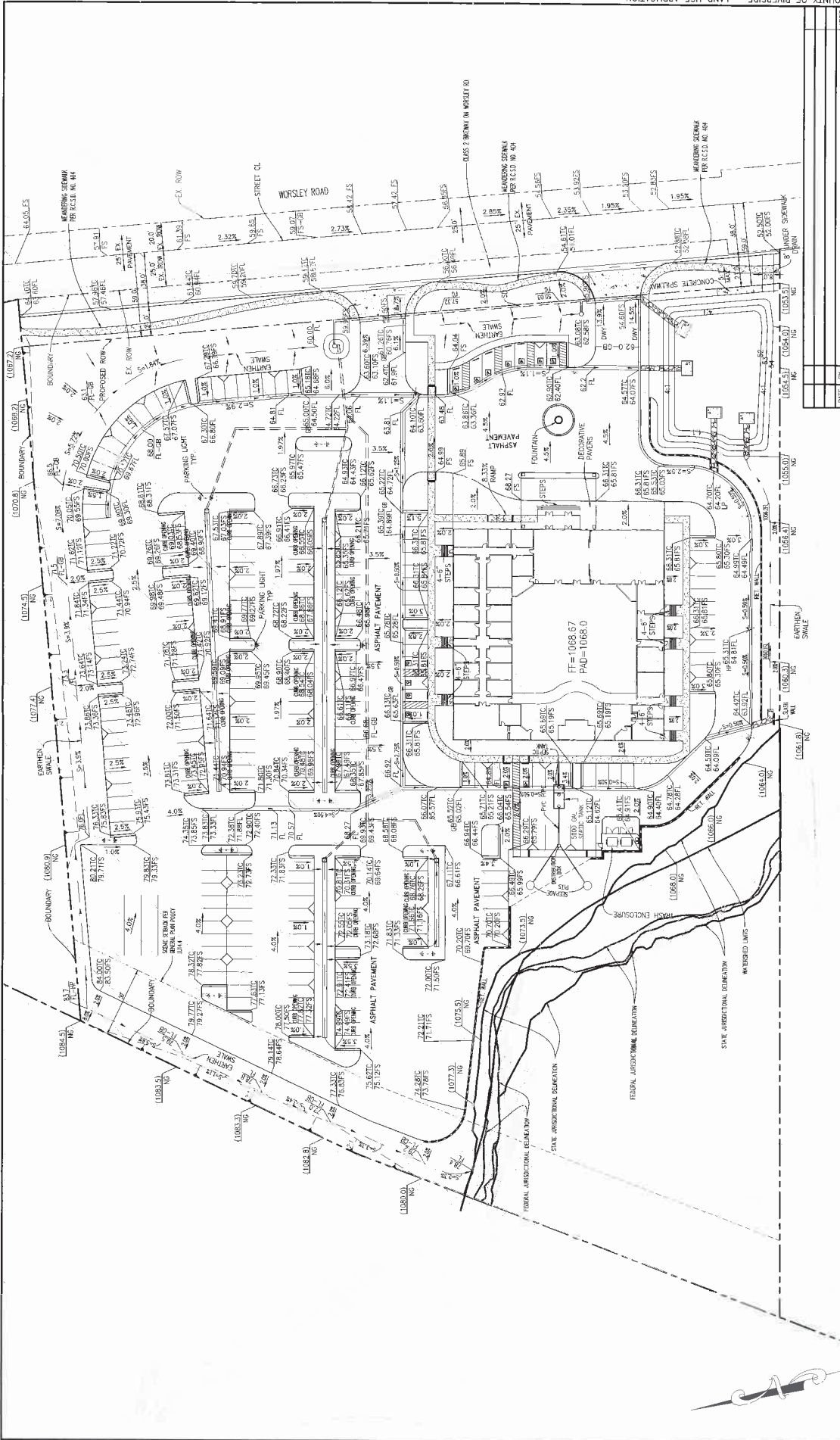


BENCH MARK:

DATE	BY	NO.	AS SHOWN	V.	AS SHOWN	NO.	AS SHOWN

**COUNTY OF RIVERSIDE
UNITED PENTECOSTAL CHURCH
EXHIBIT A (SITE PLAN)**

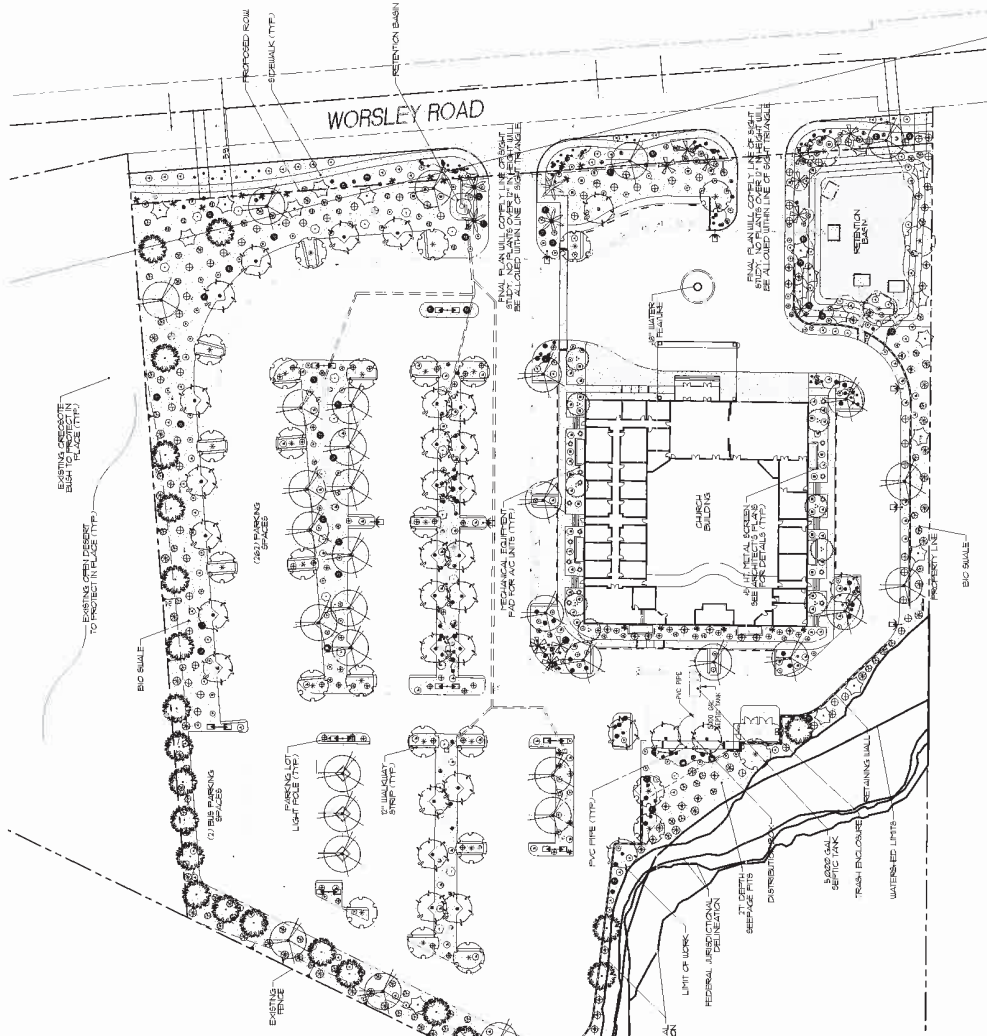
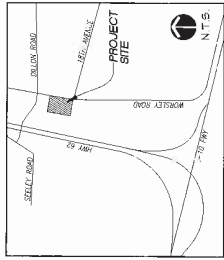
SHEET NO. **1** OF 2 SHEETS



DATE BY	
BENCH MARK	
SCALE	AS SHOWN
FOR	UNITED PENTECOSTAL CHURCH
NO.	2
OF	2 SHEETS

TGA
ENGINEERS, INC.
 CIVIL ENGINEERING, ARCHITECTURAL, STRUCTURAL,
 ARCHITECTURAL, PLANNING, CONSULTING
 3833 E. INLAND AVENUE, SUITE 200, WINDYBROOK, CA 91794
 (951) 440-1100

GRAPHIC SCALE
 1 IN. = 20 FT.
 1" = 20'



PLANT LEGEND

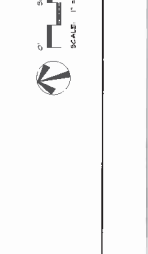
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(Symbol)	27	TRIFOLIUM	24" DIA.	AS SHOWN	SINGLE TRUNK	03 MOD
(Symbol)	28	TRIFOLIUM	24" DIA.	AS SHOWN	SINGLE TRUNK	03 MOD
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(Symbol)	100	TRIFOLIUM	24" DIA.	AS SHOWN	SINGLE TRUNK	03 MOD

GENERAL NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN.
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN.
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN.
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 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONCEPT PLAN.

HISMASS DESIGN GROUP
 7700 WILSON BLVD
 FALMOUTH, CA 94131
 (415) 947-1234
 FAX: (415) 947-1235



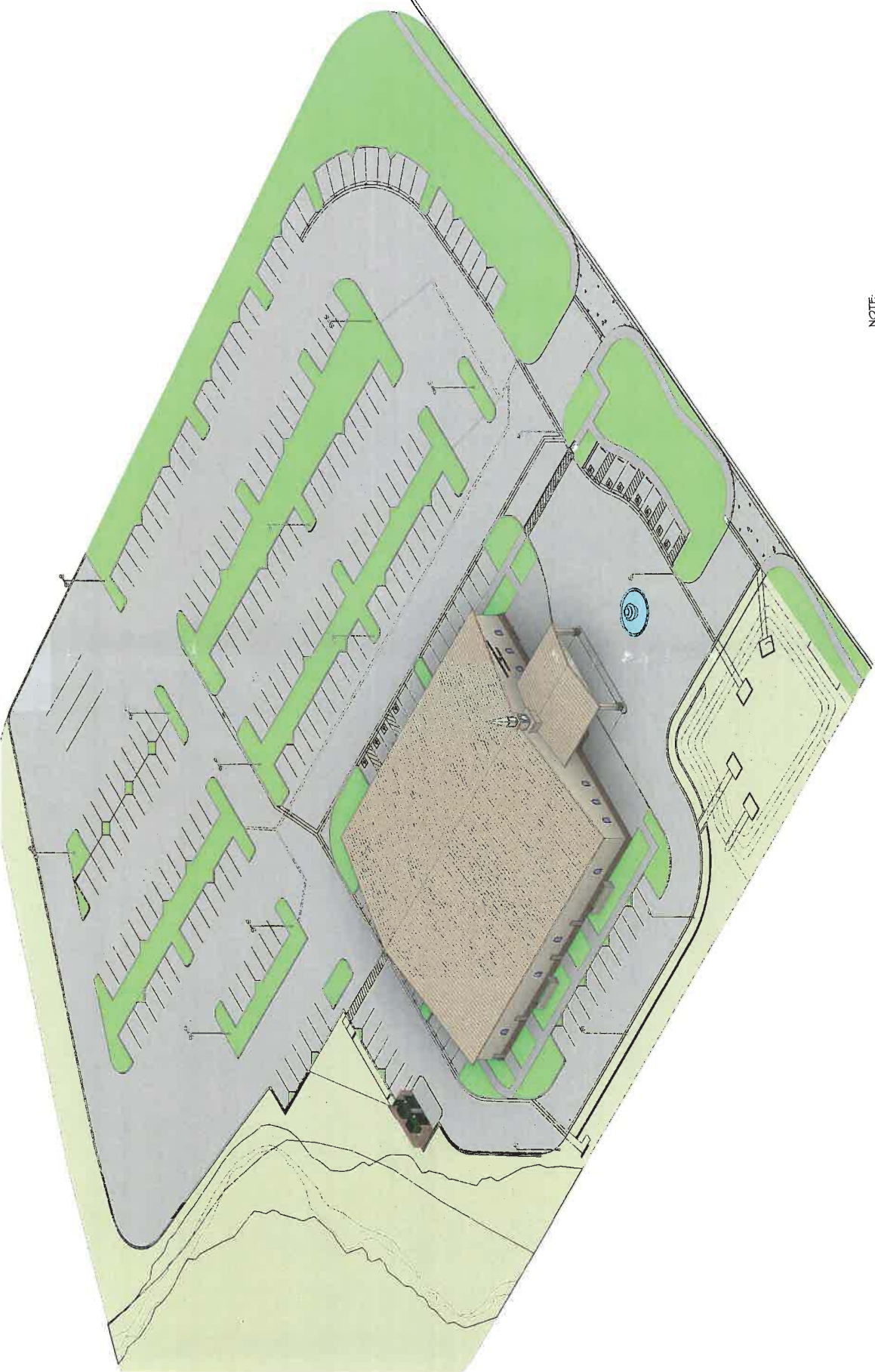
LANDSCAPE ARCHITECT STATEMENT:
 PRIOR TO PROJECT CONSTRUCTION, I AM NOT TO BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE ARCHITECTURE THAT COMPLETES THE REQUIREMENTS OF APPLICABLE REGULATIONS AND ORDINANCES. MY RESPONSIBILITY IS TO PROVIDE THE LANDSCAPE ARCHITECTURE THAT IS CONFORMANT WITH THE APPLICABLE REGULATIONS AND ORDINANCES. I WILL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE ARCHITECTURE THAT COMPLETES THE REQUIREMENTS OF APPLICABLE REGULATIONS AND ORDINANCES.

REGULATION SPECIFICATIONS:
 THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN:
 1. SMART CONTROLLER WITH AN IRRIGATION SCHEDULE.
 2. MASTER VALVE AND FLOW SENSOR (ISIGHT FROM THE IRRIGATION SYSTEM).
 3. ANTI-DRAIN BACK VALVE.
 4. PRESSURE REGULATOR (IF REQUIRED).
 5. NO OVERHEAD IRRIGATION WITHIN 24" OF UNPERFORATED SURFACE, INCLUDING WALKWAYS, DRIVEWAYS, AND SIDEWALKS.
 6. SHARED AREAS OR AREAS LESS THAN 8" IN WIDTH.

LANDSCAPE CONCEPT PLAN

APN: 668-200-019-6 DESERT HOT SPRINGS, CA
UNITED PENTECOSTAL CHURCH

UNITED PENTECOSTAL CHURCH PROJECT



NOTE:
STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY,
FOR SPECIFIED COLOR, SEE SHEET DD600.

Architectural Perspective

NO.	DATE	DESCRIPTION

Consulting Engineer



ALVD CONSULTING
14071 Pavon Ct. #2051
Chino Hills, California 91709
Mobile: (924) 708-6793
Fax: (924) 708-6793
www.alvdconsulting.com

Architectural Planning / Entitlements / Project Management
UNITED PENTECOSTAL CHURCH
DESERT HOT SPRINGS, CA 92282

COVER SHEET
SHEET NO. 001
PROJECT NO. UP02007-H
DRAWN BY: ALVD
CHECKED BY: ALVD

DD000

DD001

SHEET

DATE: 03/20/18

PROJECT: UNITED PENTECOSTAL CHURCH

DRWING: ALYD

UPC2017-18

SITE PLAN

UNITED PENTECOSTAL CHURCH
DESERT HOT SPRINGS, CA 92282
APN: 668-200-014-6

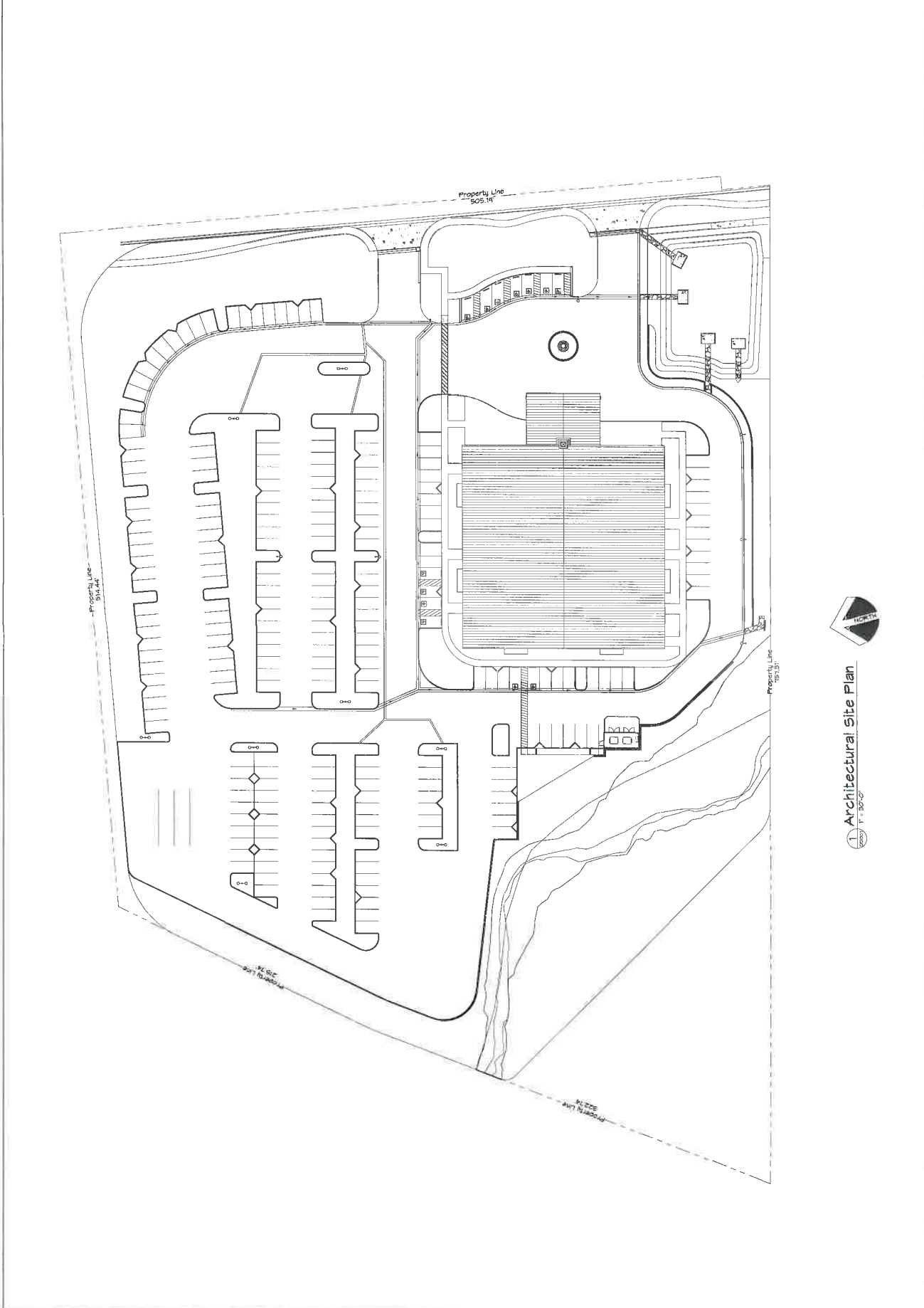
ALYD CONSULTING
14071 PLYMOUTH DR. #2051
CHINO HILLS, CALIFORNIA 91709
TERRY BAND, (626) 706-6793
MICHAEL HERRERA, (951) 231-0181
WWW.ALYDCONSULTING.COM
Architecture Planning / Entitlements / Project Management



Consulting Engineer

NO.	DATE	DESCRIPTION

REVISION SCHEDULE



1 Architectural Site Plan
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

REVISION SCHEDULE

Consulting Engineer:
 Consulting Engineer:
 Consulting Engineer:

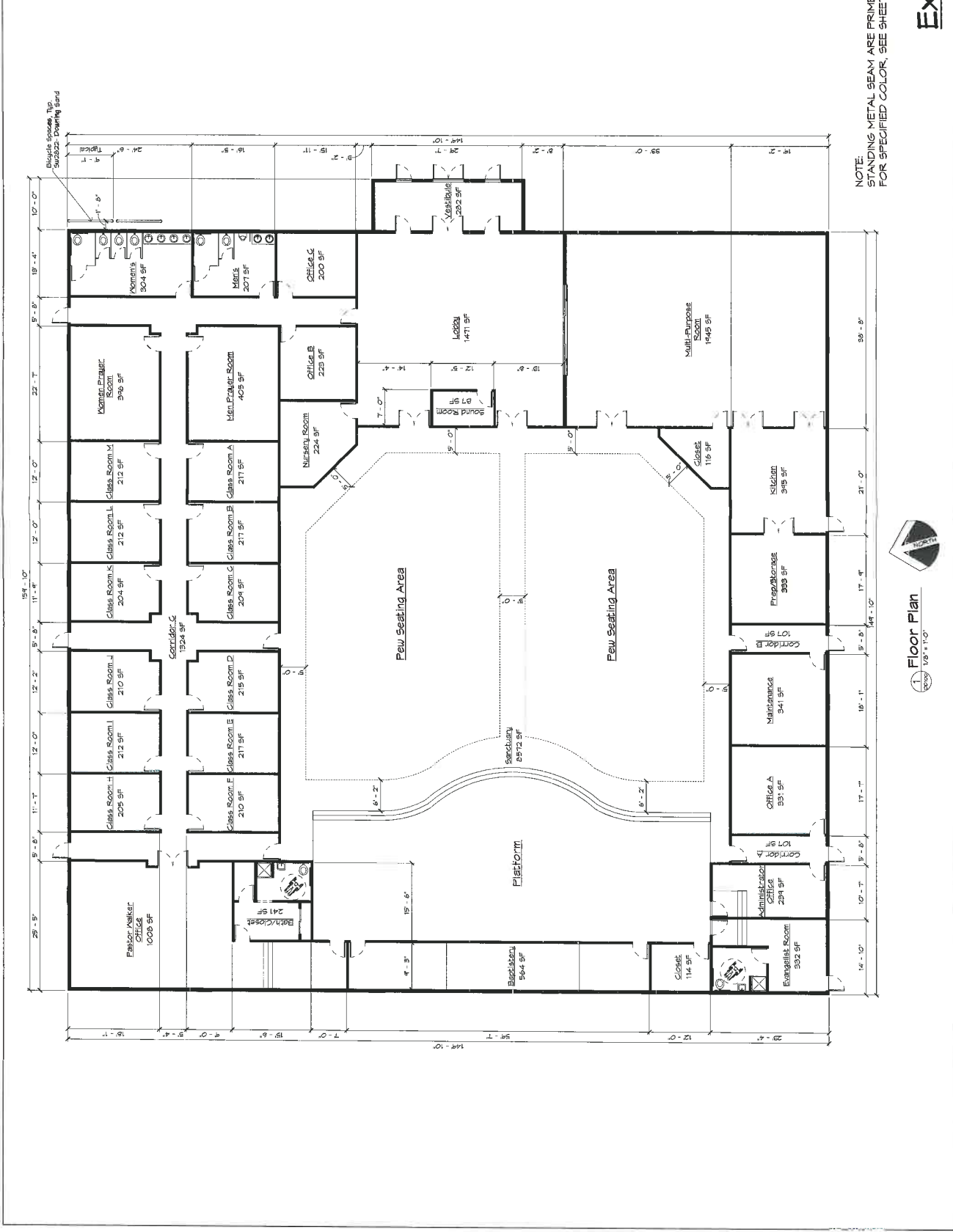


ALYD CONSULTING
 14071 PAVAN DR #2051
 Chino Hills, California 91709
 Michael K. Kachava (85) 251-0181
 www.alydconsulting.com

Architecture Planning / Entitlements / Project Management
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROPOSED FLOOR PLAN
 SHEET
 DD100

Name	Area
Pastor/Minister Office	1008 SF
Sanctuary	8572 SF
Administrators Office	294 SF
Administrators Office	332 SF
Reception	114 SF
Corridor A	107 SF
Office A	331 SF
Office B	311 SF
Maintenance	333 SF
Prep/Storage	333 SF
Kitchen	396 SF
Multi-Purpose Room	1449 SF
Vestibule	282 SF
Corridor	116 SF
Sound Room	87 SF
Men's Prayer Room	228 SF
Office B	228 SF
Office C	200 SF
Men's	207 SF
Men's Prayer Room	409 SF
Women Prayer Room	396 SF
Class Room A	211 SF
Class Room B	204 SF
Class Room C	215 SF
Class Room D	215 SF
Class Room E	210 SF
Class Room F	210 SF
Class Room G	205 SF
Class Room H	205 SF
Class Room I	212 SF
Class Room J	212 SF
Class Room K	204 SF
Class Room L	212 SF
Class Room M	212 SF
Class Room N	212 SF
Grand Total	22402 SF



NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.



Floor Plan
 1/8" = 1'-0"

Exhibit C

REVISION	DATE	DESCRIPTION

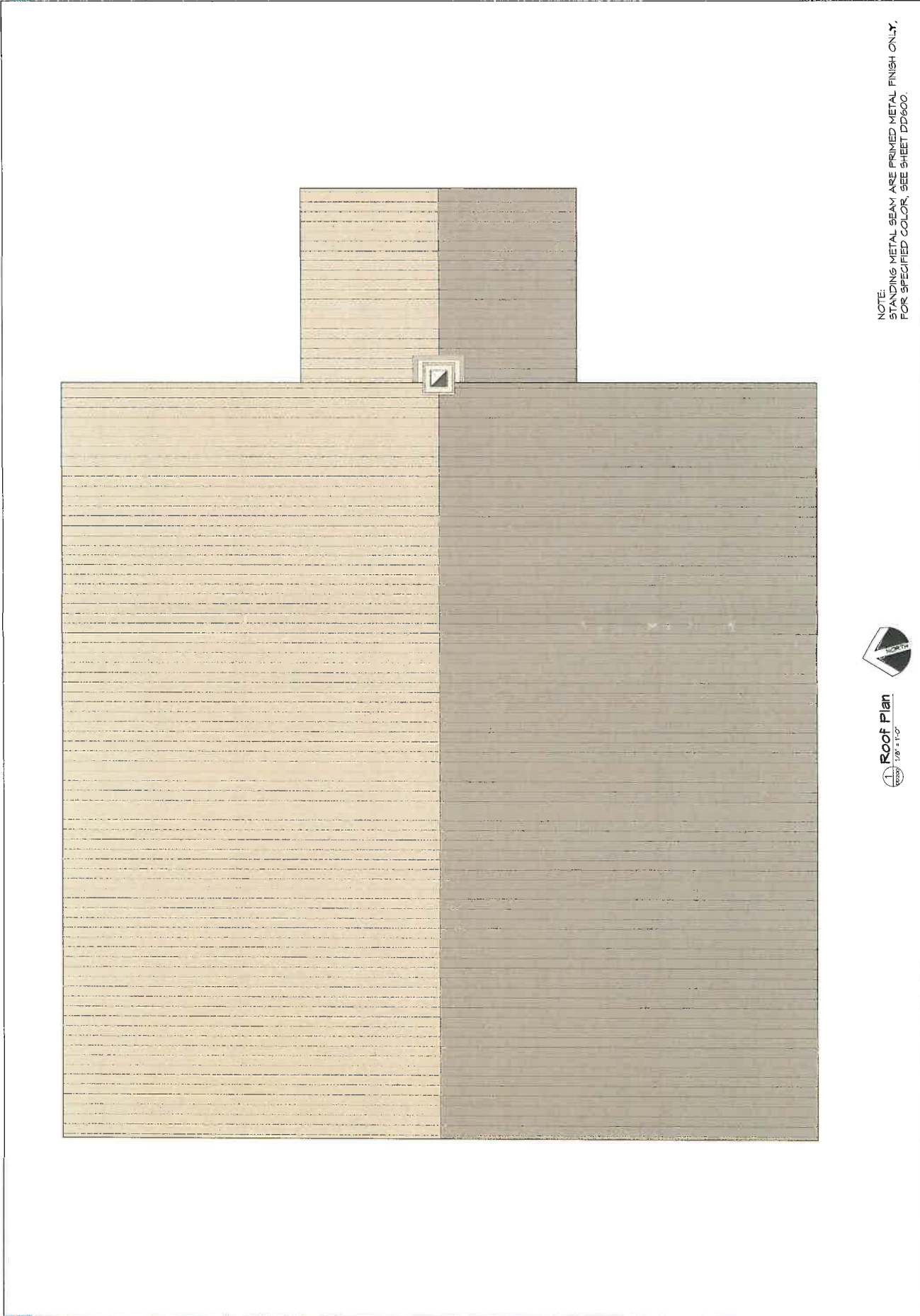
Consulting Engineer
 Consulting Engineer



14271 Payson Dr #2051
 Chino Hills, California 91709
 Tony David (928) 709-6789
 Michael Napalano (951) 221-0181
 www.mdcconsulting.com

Architecture Planning / Entitlements / Project Management
MD CONSULTING
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UJC2011-18
 DRAWN BY: ALVD
 DATE: 03/26/18
 SHEET: DD200



NOTE: STANDING METAL SEAM, ARE PRIME METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.



Roof Plan
 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

Consulting Engineer

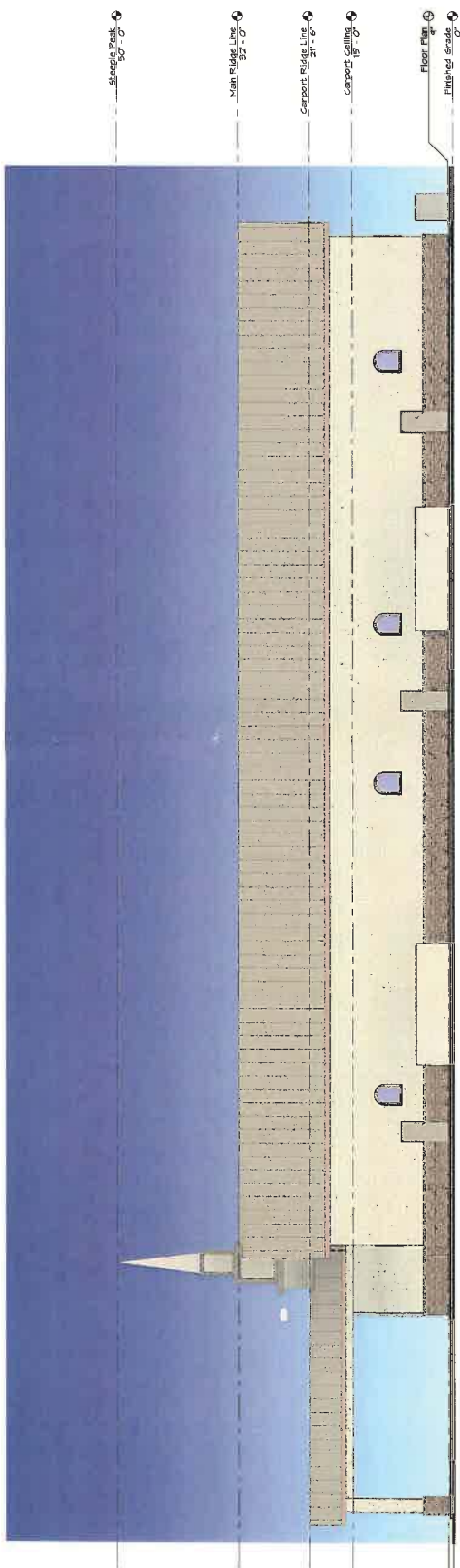


ALYD CONSULTING
 14071 Peyton Dr. #2051
 Chino Hills, California 91709
 Tony David (626) 709-6788
 Michael Hagan (951) 201-0181
 www.alydconsulting.com

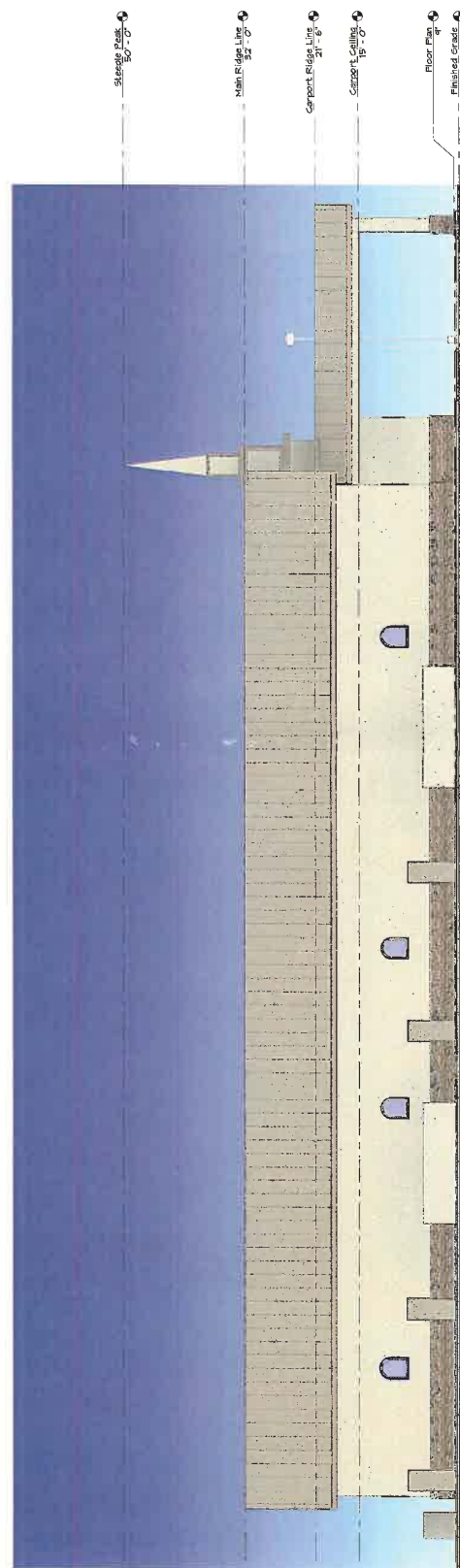
Architecture Planning / Enhancements / Project Management
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-014-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UPG007H-18
 DRAWN BY: TONY DAVID
 ALYD
 10/20/2018

SHEET
 DD300



1 North Elevation
 1/8" = 1'-0"



2 South Elevation
 1/8" = 1'-0"

NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

NO.	DATE	DESCRIPTION

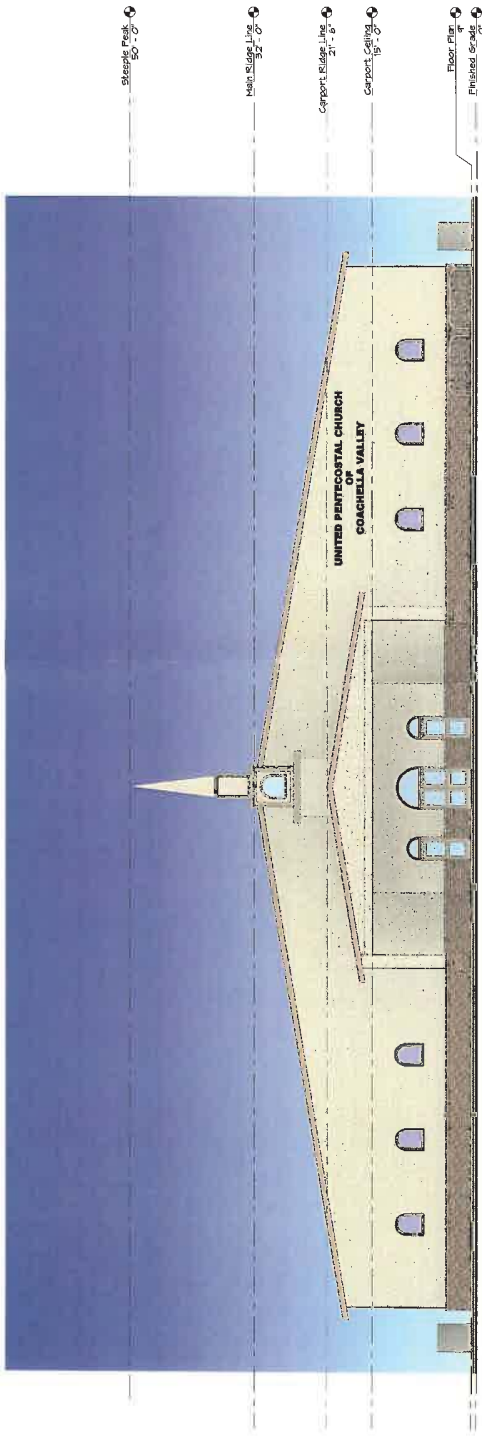
Consulting Engineer



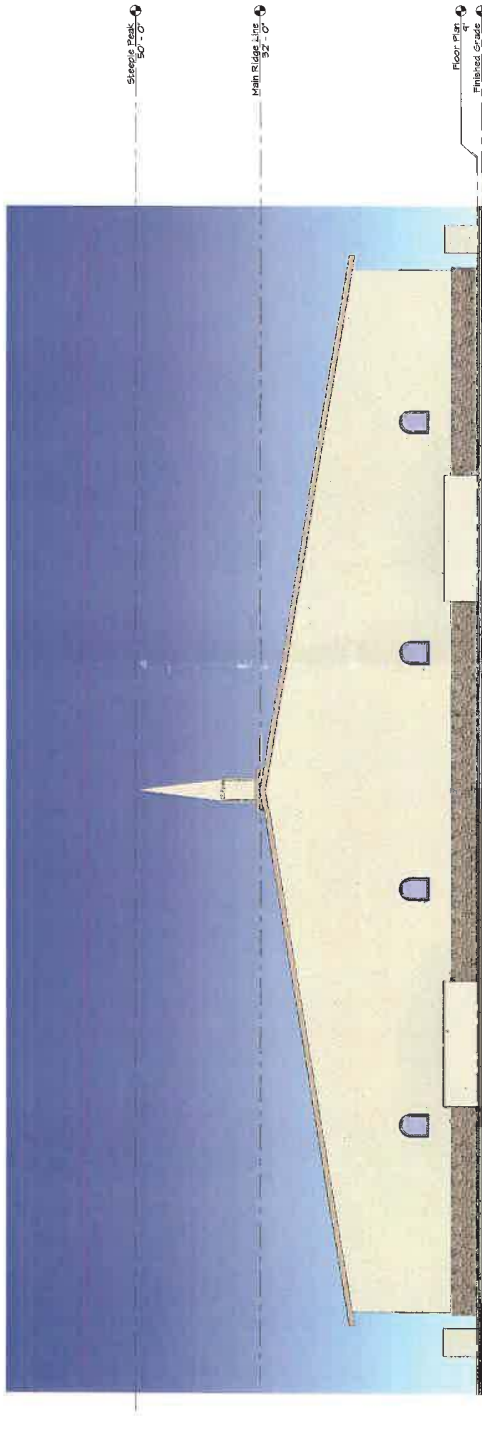
ALYD CONSULTING
 14071 Pajaron Dr. #2051
 Corona Hills, California 91706
 Tony David (626) 709-6783
 Michael Knapik (951) 231-0181
 www.alydconsulting.com

Architectural Planning / End-users / Project Management
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO.: 142202019
 SHEET: DD301



1 East Elevation
 1/8" = 1'-0"



2 West Elevation
 1/8" = 1'-0"

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

BUILDING ELEVATIONS

NO.	DATE	REVISION	DESCRIPTION

Consulting Engineer

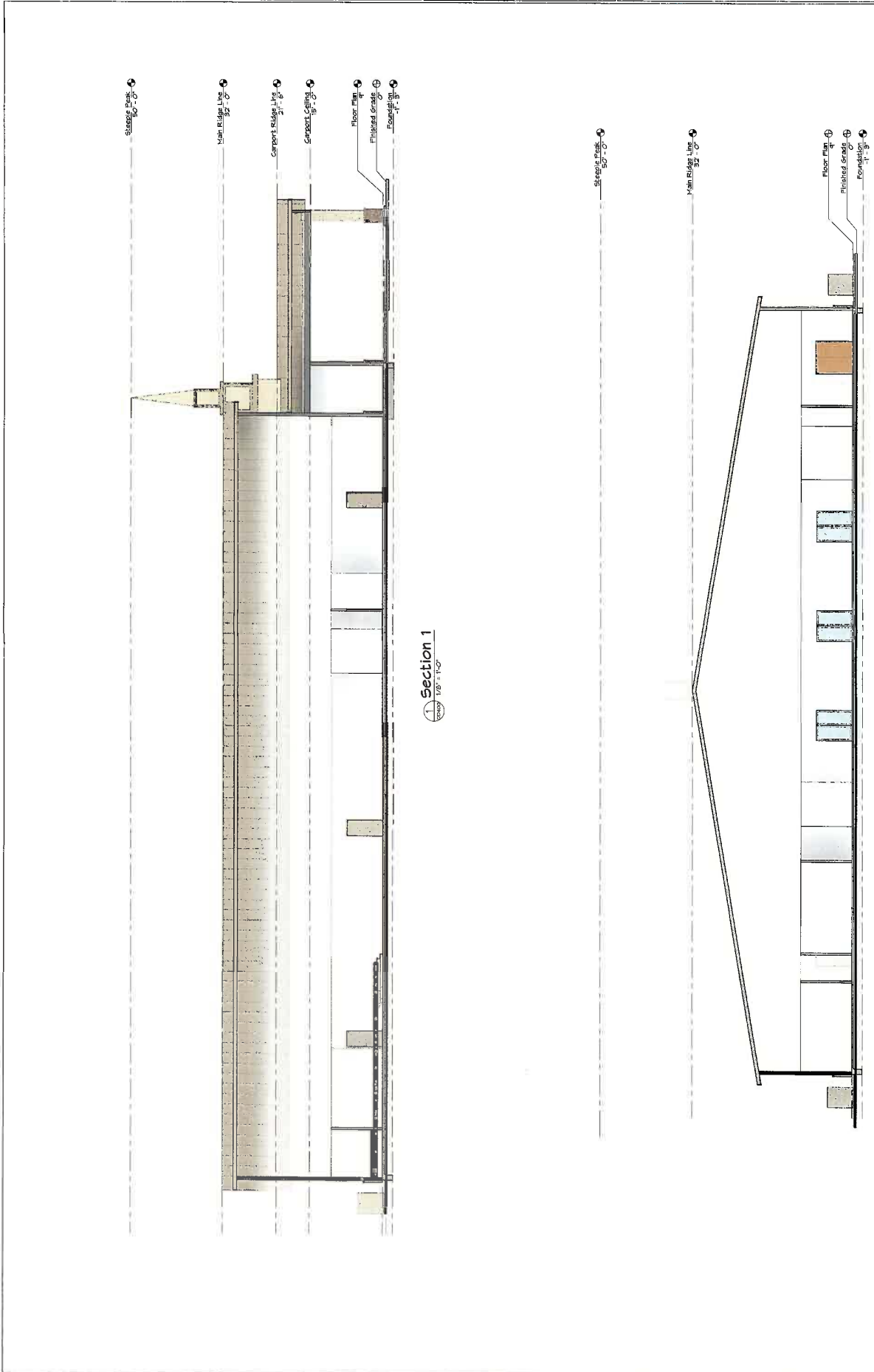


ALYD CONSULTING
 14071 Parker Dr. #2051
 Chino Hills, California 91709
 Michael Anderson: (951) 231-0181
 www.alydconsulting.com
 Architecture/Planning / Interiors / Project Management

UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NAME: UNITED PENTECOSTAL CHURCH
 SHEET: DD400

DD400



NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR. SEE SHEET DD600.

Section 1
 1/8" = 1'-0"

Section 2
 1/8" = 1'-0"

BUILDING SECTIONS

NO.	REVISION	DATE

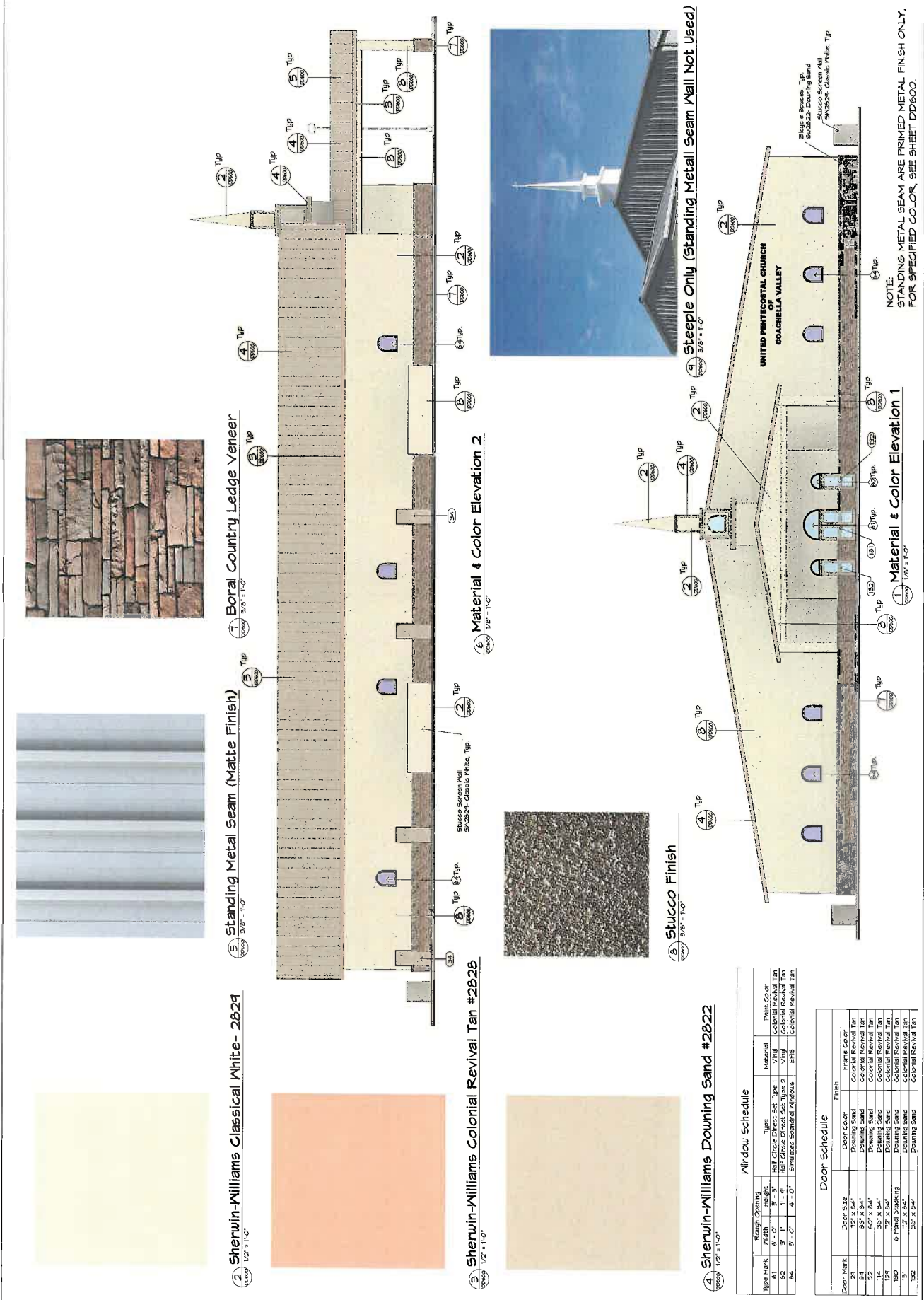
CONVENT ENGINEERING
 14271 Paloma Dr #2251
 Chino Hills, California 91708
 Tel: (909) 708-6789
 Fax: (909) 708-6790
 www.conventeng.com



ALVD CONSULTING
 Architecture/Planning/Entitlements/Project Management
 14271 Paloma Dr #2251
 Chino Hills, California 91708
 Tel: (909) 708-6789
 Fax: (909) 708-6790
 www.conventeng.com

UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282
 APN: 666-200-019-6
 MATERIALS & COLORS

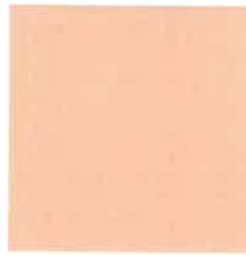
DD600
 SHEET



7 Borai Country Ledge Veneer
 3.0' x 11.0'

5 Standing Metal Seam (Matte Finish)
 3.0' x 11.0'

2 Sherwin-Williams Classical White- 2829
 1.2' x 11.0'



6 Material & Color Elevation 2
 1.8' x 11.0'

3 Sherwin-Williams Colonial Revival Tan #2828
 1.2' x 11.0'



8 Stucco Finish
 8.8' x 11.0'



Steeple Only (Standing Metal Seam Wall Not Used)
 2.8' x 11.0'

4 Sherwin-Williams Downing Sand #2822
 1.2' x 11.0'

Window Schedule

Type	Mark	Width	Height	Type	Material	Paint Color
61	6'-0"	9'-5"	NEF Circle Direct Set, Type 1	Vinyl	Colonial Revival Tan	Colonial Revival Tan
62	9'-1"	1'-0"	NEF Circle Direct Set, Type 2	Vinyl	Colonial Revival Tan	Colonial Revival Tan
64	8'-0"	4'-0"	Single Paneled Windows	BFS	Colonial Revival Tan	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Frame Color
21	72" x 84"	Downing Sand	Colonial Revival Tan
24	36" x 84"	Downing Sand	Colonial Revival Tan
114	36" x 84"	Downing Sand	Colonial Revival Tan
124	72" x 84"	Downing Sand	Colonial Revival Tan
130	6 Panel Slabbing	Downing Sand	Colonial Revival Tan
132	36" x 84"	Downing Sand	Colonial Revival Tan

REVISIONS	DATE	DESCRIPTION

Consulting Engineer



ALYD CONSULTING
14071 Peyton Dr. #2051
Chico Hills, California 91709
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Fax: (916) 835-1018
www.alydconsulting.com

Architecture Planning / Exhibitions / Project Management
UNITED PENTECOSTAL CHURCH
AFN: 668-200-019-6
DESERT HOT SPRINGS, CA 92282

200 UFG0219-0
DRAWN BY: DATE: 11/2/2019
ALYD
SHEET

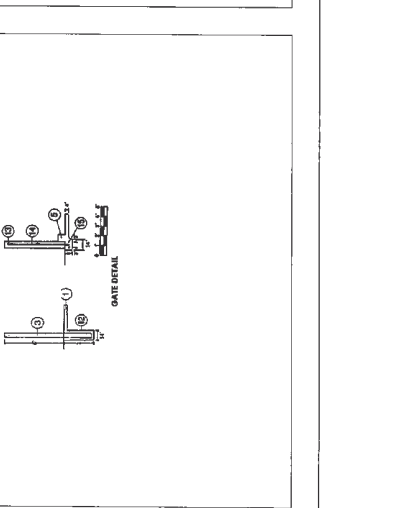
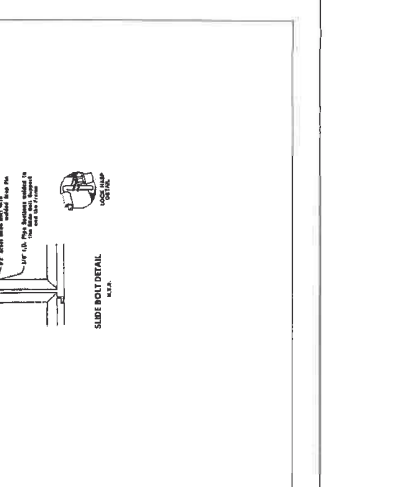
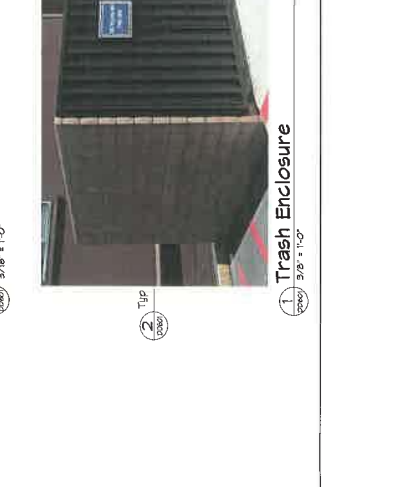
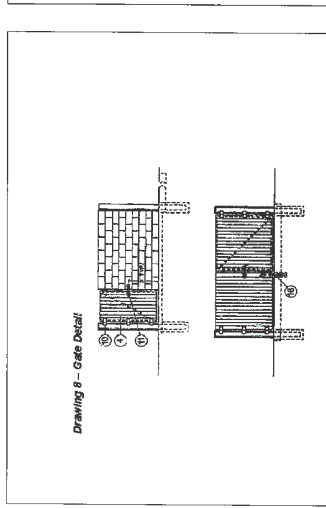
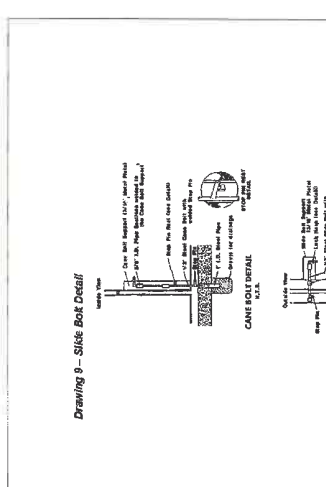
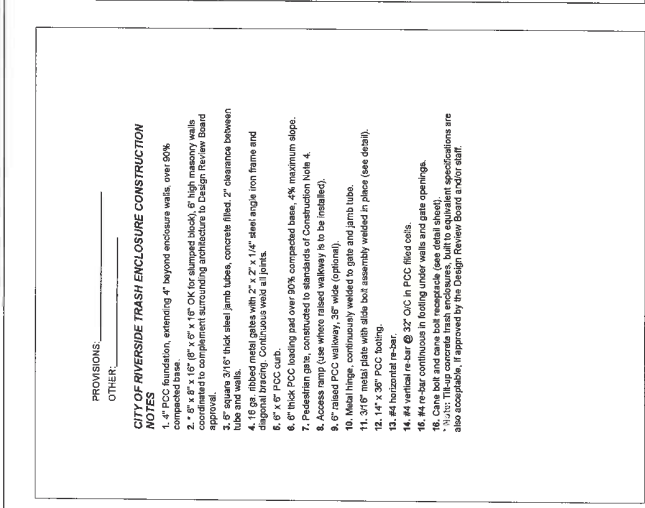
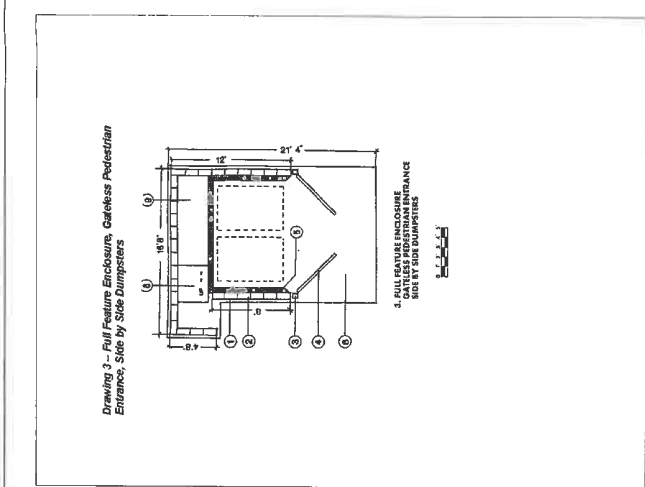
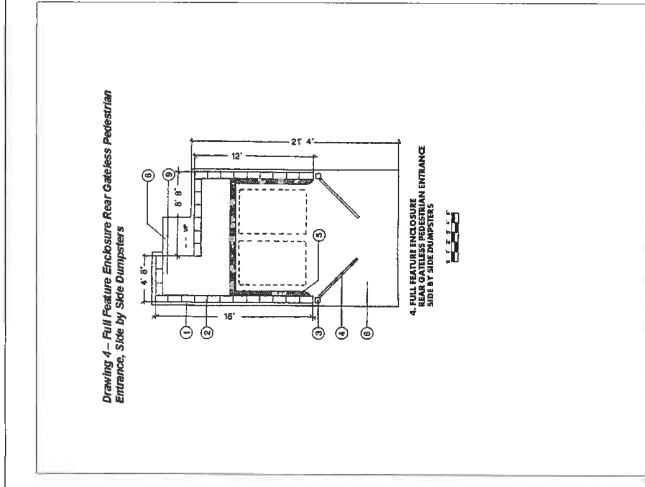
DD601

PROVISIONS: _____
OTHER: _____

CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES

1. 4" PCC foundation, extending 4" beyond enclosure walls, over 80% compacted base.
2. 6" x 6" x 16" O/C (or diamond block), 6" high masonry walls, coordinate to counterpart surrounding architecture to Design Review Board approval.
3. 6" square 3/16" thick steel jamb tubes, concrete filled, 2" clearance between jamb tubes.
4. 1/8" (or embed metal) girths with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld at joints.
5. 6" x 6" PCC curb.
6. 6" thick PCC loading pad over 90% compacted base, 4% maximum slope.
7. Pedestrian gate, constructed to standards of Construction Code 4.
8. Access ramp (use where raised walkway is to be installed).
9. 6" embed PCC roadway, 3" wide (optional).
10. 6" embed PCC curb, 3" wide (optional).
11. 3/16" metal gate web with stick bolt assembly welded in place (see detail).
12. 1/4" x 3/8" PCC footing.
13. #4 horizontal rebar.
14. #4 vertical re-bar @ 32" O/C in PCC filled cells.
15. #4 re-bar continuous in footing under walls and gate openings.
16. Care bolt and care bolt receptacle (see detail sheet).
17. Care bolt and care bolt receptacle (see detail sheet).
18. Care bolt and care bolt receptacle (see detail sheet).

Notes: All materials and construction methods shall conform to the specifications also acceptable, if approved by the Design Review Board in prior staff.



NO.	DATE	DESCRIPTION

Consulting Engineer
 ARCHITECT & INTERIOR DESIGN
 1421 Peyton Pk., #2051
 Chino Hills, California 91709
 Tel: 909.403.7888
 Fax: 909.403.7889
 www.ltdconsulting.com



Architectural Planning / Exteriors / Project Management
LTD CONSULTING

UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

DD600
 SHEET
 UFG001-H-B
 DRAWN BY: DATE: 4/27/14
 ALLD 4/28/14



1 Standing Metal Seam (Matte Finish)
 1/2" x 1/2"

2 Boral Country Ledge Veneer
 3/8" x 1/2"

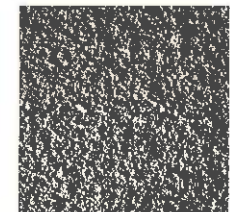
3 Sherwin-Williams Classical White- 2829
 1/2" x 1/2"



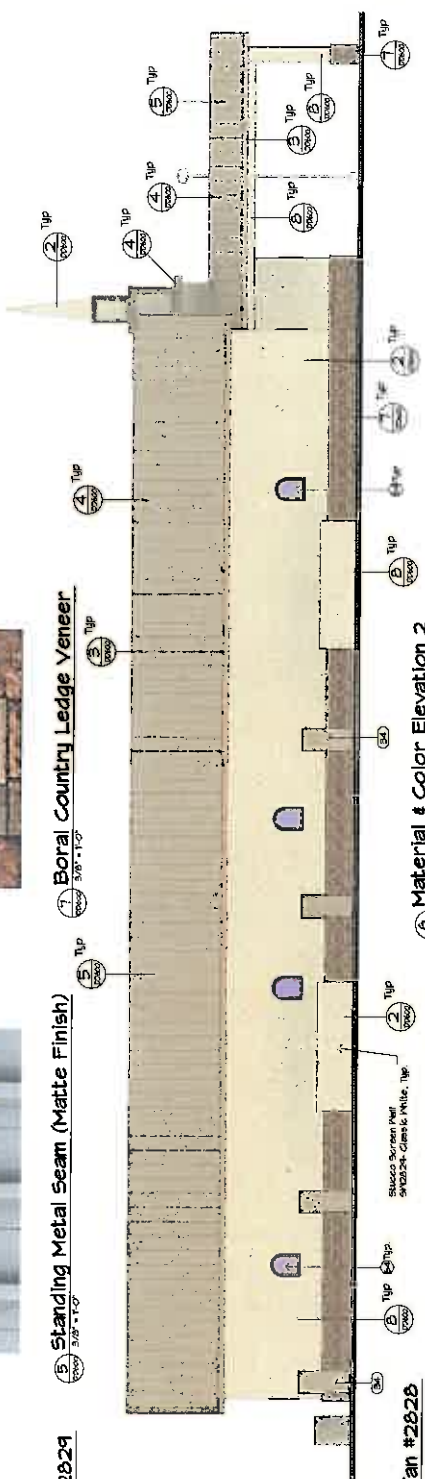
4 Sherwin-Williams Colonial Revival Tan #2828
 1/2" x 1/2"



5 Material & Color Elevation 2
 1/2" x 1/2"



6 Stucco Finish
 1/2" x 1/2"



Steeple Only (Standing Metal Seam Wall Not Used)

Window Schedule

Typ. Mark	Rough Opening Width	Rough Opening Height	Typ.	Material	Paint Color
W1	6'-0"	5'-0"	1/2" x 1/2" Colonial Revival Tan	VP1	Colonial Revival Tan
W2	7'-0"	5'-0"	1/2" x 1/2" Colonial Revival Tan	VP2	Colonial Revival Tan
W3	8'-0"	5'-0"	1/2" x 1/2" Colonial Revival Tan	VP3	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Material	Paint Color
D1	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D2	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D3	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D4	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D5	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D6	3'0" x 6'0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan

7 Sherwin-Williams Downing Sand #2822
 1/2" x 1/2"

NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR, SEE SHEET DD600.

MATERIALS & COLORS

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms.

The project site is currently vacant and located directly east to Highway 62. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located directly adjacent to a solar energy facility (across Worsley Road to the east) and approximately 1,000 feet north of a wind energy facility. **APN: 668-200-019**



NOTICE is HEREBY GIVEN that the Riverside County Planning Department has prepared a Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Negative Declaration is from Friday, April 25th, 2018 to Monday, May 25th, 2018. Written comments on this Negative Declaration will be accepted during the public review period.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The proposed negative declaration and associated documents including technical reports may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information, an appointment or to receive an electronic copy of the document, contact the project planner.

At the time of this notice, a public hearing has not been scheduled for the proposed project. A separate notice for the public hearing on the project will be provided once the date and time for the hearing is set. All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION, ENVIRONMENTAL ASSESSMENT No.
42982

Project/Case Number: PP26164

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jason Killebrew Title: Project Planner Date: April 18, 2018

Applicant/Project Sponsor: United Pentecostal Church

Date Submitted: April 25, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Jason Killebrew Date: June 4, 2018

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

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

For additional information, please contact Jason Killebrew at 951-955-0314.

Y:\Planning Case Files-Riverside office\PP26164\ND Coverletter.docx

Please charge deposit fee case#: ZEA42982 PP26164

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42892
Project Case Type (s) and Number(s): PP26164

Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jason Killebrew, Urban Regional Planner IV
Telephone Number: 760 863-7684
Applicant's Name: United Pentecostal Church
Applicant's Address: PO Box 596 Desert Hot Springs CA 92240

I. PROJECT INFORMATION

Project Description: A request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The maximum height of the church building is 32 feet with a proposed 50-foot high steeple (architectural feature). The project will provide 262 parking spaces on 7.63 gross acres. – APN: 668-200-019

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

B. Total Project Area: 7.63 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 22,406	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 668-200-019

Street References: Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road

Section, Township & Range Description or reference/attach a Legal Description: A parcel of land lying within the northeast quarter of the southeast quarter (NE1/4 SE1/4) of Section 7 and within the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 8, all in Township 3 South, Range 4, East of the San Bernardino Meridian, County of Riverside, State of California,

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located at the southeastern base of the San Bernardino Mountains, and consists of relatively gentle sloping terrain that slopes downward in a northwest to southeast direction. The existing drainage course follows this sloping direction. The terrain in the project area generally slopes to the southeast on an alluvial fan. The majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site located at the southeast intersection of Dillon Road and Worsley Road. Wind turbine facilities are located south of 18th Avenue, and Highway 62 to the west. There are also some parcels scattered northeast of the subject site developed as single family residential lots.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. In addition, the proposed church use will not conflict with any General Land Use policies.

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted a plot plan application (PP26164) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act. The project as proposed meets all the development standards of Ordinance No. 348 and therefore is consistent with subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. The project would take primary access from Worsley Road, which front the subject site to the east. The existing circulation to the site has been deemed adequate. All potential impacts to the General Plan Circulation Element have been analyzed in this initial study. The project is not proposing to make any changes to the existing circulation.
3. **Multipurpose Open Space:** The proposed project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located with any CVMSHCP conservation area. The nearest conservation area is located to the west, on the west side of Highway 62, approximately 2,000 feet from the proposed project. The site, although not in a conservation area, is located within the CVMSHCP fee area, and would be subject to any applicable fees. The proposed project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located within a mapped Fault Zone, but is within an area that has a moderate susceptibility to liquefaction and susceptible to subsidence. A preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure structures at the site will be appropriately designed. The site is located in an area that is sensitive to flooding. A hydrology study was prepared by TGA Engineering, Inc. and reviewed by the Riverside County Flood and Water Conservation District and concluded that the 100-year storm events existing and proposed would be practically equal, therefore the project will not trigger a flood related impact. The project site is not located within a high fire hazard area. The proposed project will be required to comply with all applicable local and state regulations, including the California Building Code (through the Building and Grading Permits) to ensure health and safety. In addition, the proposed project has allowed for sufficient access to the site for emergency response through project design and the payment of development impact fees. The proposed project is consistent with the Safety Element of the General Plan.

5. **Noise:** The proposed use is a church facility surrounded by primarily vacant land with sparsely scattered residential to the west (across from Highway 62) and a renewable energy uses directly to the east. A Noise Impact Analysis, prepared by Kunzman Associates, Inc., that concluded that the project would generate short-term noise from construction, and long-term operational noise associated with the project and its parking lot. However, Peak hour operational noise from the proposed church, as designed, will not exceed the levels adopted by the County of Riverside. Therefore, the project will not conflict with any General Plan Noise Element policies.
6. **Housing:** No Housing is proposed or associated with the project. The subject site is vacant and designated Rural Desert, where a single-family residence would be allowed at a density of one dwelling unit per 10 acres. The subject site is approximately 7.63 acres and could support the construction of one single-family residence. Therefore, the proposed project would not result in the displacement of significant number of existing housing, nor create a need for new housing. The proposed project will not conflict with the General Plan Housing Element polices.
7. **Air Quality:** The proposed project includes site preparation and construction-related activities. The proposed project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. The proposed project will not conflict with the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Desert

E. Overlay(s), if any: None

F. Policy Area(s), if any: San Gorgonio Pass Wind Energy

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Desert

4. **Overlay(s), if any:** None

H. Policy Area(s), if any: San Gorgonio Pass Wind Energy

I. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

J. Existing Zoning: Controlled Development W-2

K. Proposed Zoning, if any: None

L. Adjacent and Surrounding Zoning: Controlled Development W-2 to the West, South and North; and Wind Energy Resource to the East.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

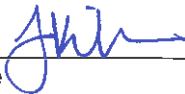
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature



Date

4/18/10

Jason Killebrew,
Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact: a) The proposed project is located adjacent to California State Route 62 (Highway 62), a state designated scenic highway corridor. The site is currently vacant and is surrounded to the south and east by renewable energy developments (solar and wind energy systems) that are visible from Highway 62. The proposed church has been designed to blend into the existing desert panorama area utilizing lighter earth tones and stone treatments. The proposed church building would be approximately 32 feet with a steeple element reaching 50 feet, shorter than the wind energy turbines in the area. The proposed church building is located approximately 350 feet from Highway 62. The site will adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. Adherence to this requirement would result in a less than significant impact upon the identified scenic highway corridor.

b) The proposed project has been designed to incorporate colors that will blend into the existing scenic corridor. The project will also incorporate native landscaping that will complement the finish building color. These project design features will enhance the site and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 41.9 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area, as the use of the site would predominately occur during the daytime. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses are vacant with the exception of wind turbines and a solar facility to the south and a business on the opposite side of Highway 62. The project proposes constructing a 22,406 square foot church building on 7.63 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. The nearest residential parcels are scattered approximately 2,580 feet to the northeast of the project site. At this distance it is

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

not anticipated that these residential properties would be exposed to unacceptable light levels created by the proposed project. Therefore, impacts to light levels will be considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by vacant undeveloped land with the exception of wind turbines and a solar facility to the south and east. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation (March, 2017)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities which would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and, and population estimates. The site is currently vacant with sparsely scattered residential uses approximately 2,600 feet away, energy producing facilities to the south and west, and existing business to the west on the west side of Highway 62. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2016 AQMP.

b) Short term air quality impacts would occur during site preparation, including grading and equipment exhaust. The project was screened using the CalEEMod version 2016.3.1 emissions model and concluded that the major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. These standard conditions will reduce emissions to the lowest amounts feasible. Construction emissions were screened and quantified in the Air Quality and Greenhouse Assessment, to document the effectiveness of these control measures. Therefore, short-term, construction emissions from the proposed project will not result in a significant impact.

The long-term, operational emissions from the proposed project would occur during the projects operation primarily through vehicle trip emissions. Operational emissions include Energy (generation and distribution of energy to use), Area (church land use), Mobile (CalEEMod default for a 450 fixed pew place of worship: 275 weekday trips, 405 Saturday trips, and 833 Sunday trips), and GHG emissions. Based on Table 8 of the Air Quality and Greenhouse Assessment, all operational emission categories would not exceed the SCAQMD thresholds, and therefore would not result in a significant impact. The project would not exceed the Riverside County's GHG screening threshold of 3,000 CO₂e per year, therefore consistent with the Riverside County's Climate Action Plan. Furthermore, as demonstrated in Table 10 of the Air Quality and Greenhouse Assessment, the project would not exceed the Localized Significance Emission Thresholds established by the SCAQMD *Final Localized Significance Threshold Methodology, 2003*. Therefore, while the potential that vehicle trips may increase due to the project is self-evident because the proposed project is a new church which will be built on vacant land, the vehicle trips and subsequent air quality emissions are considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include some scattered single-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and scope of the project.

e) An Air Quality Assessment, prepared by Lilburn Corporation, dated March 23, 2017, indicates that surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance. The type of facilities typically considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations, dairy farms, petroleum refineries, asphalt batch plants, chemical and food manufacturing facilities. The proposed project will operate as a church and would not generate the type of uses that would lead to the generation of objectionable odors. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Habitat Assessment, including MSHCP Consistency Analysis, Prepared by Gonzales Environmental Consulting, LLC. (September 26, 2017)

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A Habitat Assessment Including MSHCP Analysis was prepared by Gonzales Environmental Consulting, dated August 19, 2017 to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Habitat Assessment and focused presence/absence surveys for burrowing owl were conducted and found no signs of burrowing owl, and any other sensitive species using the proposed project site or the zone of influence. The project will be conditioned to conduct burrowing owl services prior to the initiation of construction activities. This is a condition of approval and is not considered to be mitigation for the project. Based on the data collected by Gonzales Environmental Consulting, there will be less than significant impacts related to threatened or endangered species.

c) A Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 concluded that no conservation land would be required to be set aside, and that no riparian areas were present on the subject site. In addition, the assessment determined that no significant habitat exists on-site. The project site has been vacant and undeveloped for some time. A desert dry wash was found on the southwesterly property line of the proposed project site that would fall under the jurisdictions of the Army Corp of Engineers, California Department of Fish and Wildlife, and California Regional Water Control Board. The project has been re-designed to move the project area completely out of these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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jurisdictional boundaries. However, the project will be conditioned to obtain permits from the Army Corp of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board if grading and construction activities were to deviate from the site design and encroach into these jurisdictions. This is a condition of approval and is not considered to be mitigation for the project. Therefore, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify any site features, water bodies, or waterways that would support any resident or migratory fish or wildlife species. The assessment concluded that the site did not contain significant suitable habitat. The project will be conditioned to comply with the Migratory Bird Treaty Act. This is a condition of approval and is not considered to be mitigation for the project. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on the Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017, the project is consistent with the policies of the General Plan, the MSHCP, and all other guidelines and regulations applicable to the site. The project is consistent with all applicable Ordinances. The assessment determined that there were no Oak trees or other trees of special concern on the site and therefore no impacts will occur.

Based on the Habitat Assessment Including MSHCP Analysis prepared by Gonzales Environmental Consulting, dated August 19, 2017 the cumulative effects of the proposed church project on biological resources are considered insignificant for the following reasons:

1. The proposed best management practices (BMP's) are part of the requirement for the proposed project by the Colorado River Regional Water Quality Control Board for protection of surface water quality in the Whitewater River Watershed from sediments in the proposed project runoff.
2. The disturbed habitat present is not contiguous with any blocks of habitat. Preserving the proposed project site would provide limited biological value because of the frequent anthropogenic disturbances that already occur on the project site.
3. If the proposed project is not constructed, potential impacts to the existing area would still occur as a result of sediment, erosion, population of invasive species and unauthorized disposal activities on the site.

Anticipated impacts to sensitive wildlife species would be less than significant, for the following reasons:

- (a) The majority of the potentially impacted species are common species and not Species of Special Concern;
- (b) The project area is vacant and undeveloped but already disturbed by the existing anthropogenic activities and surrounding developments; and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant. Results of the survey can be found in a report dated September 2017 and titled PDA05097- A Cultural Resources Assessment of a 7.63-acre Project as Shown on Plot Plan 26164 Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

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

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Application Material

Findings of Fact: a-b) In accordance with the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, no active faults are known to venture through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the review of regional geologic maps and GIS data (USGS 2008 Interactive an approximate source) the site is approximately 1.47 kilometers to the closest known active fault anticipated to produce the highest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground accelerations (Caltrans ARS online, and USGS Earthquake Hazard Programs). However, based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mandatory compliance with the California Building Code (CBC), will require structures proposed to be constructed on the site to be designed to resist the effects of seismic ground motion. Application of this requirement, the project design features, and construction BMP would result to a less than significant impact for earthquake related impacts.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Application Material

Findings of Fact: A liquefaction analysis were as part of the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 and were performed for the existing un-graded and proposed graded conditions. The analysis was conducted under the assumption of a conservative groundwater level of five (5) feet, representing the historic high groundwater level and the minimum thickness of the proposed compacted fill pad. The analysis of post-graded conditions determined that potentially liquefiable earth materials were not encountered in Boring B-1 below the minimum recommended removal and recompaction depths for the proposed structure. The analysis determined that dynamic settlement of sands due to liquefaction will be on the order of 0 inches. The liquefaction potential and dynamic settlement of sands analysis have been included within the appendices of the Preliminary Geotechnical Interpretive Report. Compliance with the California Building Code (CBC), along with the recommendations from the report will ensure less than significant impacts related to liquefaction.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: a) According to the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. In addition, the proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risks. This requirement is not considered unique mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Application Material

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 Landslide debris was not observed during Earth Strata's subsurface exploration and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site. Geologic mapping of the site conducted during Earth Strata's investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. Additionally, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the project site is not identified as an area with documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

15. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is relatively flat. Implementation of the proposed project will require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography. It is anticipated that the proposed grading activities will have a less than significant impact to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project is located in an area that is largely undeveloped surrounded by sparsely scattered existing development. The project site is not anticipated to be impacted by off-site blowsand since current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan, Application Material

Findings of Fact:

a) An Air Quality and Greenhouse Gas Assessment, prepared by Lilburn Corporation, dated March 23, 2017, prepared for the subject property indicates the project's total annual GHG emissions would be 265.7 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD) and the County of Riverside Climate Action Plan.

The project annual total of 265.7 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan’s land use designation and Climate Action Plan. The project does not represent development in excess of the State’s “Business As Usual” (BAU) scenario. Further, the project would be subject to a variety of regulations and measures that would reduce the project’s greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California’s “Global Warming Solutions Act of 2006,” including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. The project is consistent with the CEQA Thresholds and Screening Tables established in the Riverside County Climate Action Plan (December 2015), Appendix F, since the anticipated GHG emissions are less than 3,000 MTY CO2e.

As a result of implementation of, and compliance with, the above measures, the project would not result in a significant amount of GHG emissions. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project’s effects on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the W-2 (Controlled Development) zoning. This zone permits for certain land uses which might have incidental use of hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the W-2 zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize with both driveways on Worsley Road. Therefore, the project will have less than significant impact.

d) No schools are located within one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore, the project will not result in an inconsistency with an Airport Master Plan. No impact would occur.
- b) The project site is not located within an Airport Master Plan and would not be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY	Would the project			
24. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Application Material

Findings of Fact:

a) The bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. Additionally, The site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs Master Drainage Plan (MDP). Neither MDP has proposed facilities in this area east of Highway 62 to alleviate the floodplain. The site is located on the fringe of floodplain flows from Garnet Wash and near a Caltrans 6-foot wide by 4-foot high reinforced concrete box culvert under Highway 62. Except for Caltrans road culverts, there is currently no drainage infrastructure to control storm runoff in this area. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits has the potential to alter the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage.

In accordance with the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates dated August 15, 2017 and revised on November 6, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan will be conditioned with the Transportation Department's conditions of approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to ensure that the project site be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs (see a-b above) include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the approved WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Mission Springs Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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). Therefore the impact is considered less than significant.

d) In accordance with the hydrology report and WQMP prepared by TGA Associates dated August 15, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan shall be conditioned with the Transportation Department's approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to comply so that the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

e) Although a portion of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. and the site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs MDP, The project is a church, and is not proposing any residential units or uses, therefore, the project does not propose to 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. Therefore, no impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be setback a minimum of 50 feet from the northerly and westerly property lines to allow for tributary offsite flows to be accepted onto the site and not deflected on to the adjacent property. Buildings and obstructions are to be situated parallel to the flow path to prevent blockage of flows and a minimum of 50 percent flow-through area shall be maintain throughout the project site. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

g-h) The project will not substantially degrade water quality. As a part of the proposed project, an infiltration basin will provide water quality treatment of stormwater runoff utilizing the BMP concept. It is not anticipated that the construction and operation of the infiltration basin would result in any environmental effects and therefore, this BMP operation result in a less than significant impact on environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will alter the existing pattern of drainage and will direct onsite flow into drainage facilities. Design capture volume flows will be retained and infiltrated in a basin, and then released, following a similar drainage course to the natural drainage pattern that exist prior to the development of the site. The project will increase the amount of impermeable surfaces with paved parking and roofed areas, which will decrease the absorption rates of the site. However, these impermeable surfaces are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directed to drain towards landscaped areas prior to entering the drainage inlets and pipes that lead to the infiltration basin. These levels of decreased absorption are anticipated at a less than significant level since the water absorption will be accommodated by project design features (landscaping, infiltration basin, etc.).

c-d) The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site. However, the design features of the project including the infiltration basin are anticipated to reduce flows to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan Land Use Element, Application Material, GIS database

Findings of Fact:

a-b) The site is located generally, at the southeast intersection of Dillon Road and Highway 62. The Land Use Designation for the property is Rural Desert (RD) and all the adjoining and surrounding parcels to the east, north and south of the subject property are designated RD as well. All parcels to the west of the subject property are designated (RR) Rural Residential. The Rural Desert land use designation allows for single-family residences and neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses. Although the church project would not considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community. Religious facilities are allowed in the subject W-2 zone, subject to a plot plan approval, and are commonly allowed by most County of Riverside zoning districts. In addition, the proposed project is located within approximately one mile of the city limits of the City of Palm Springs which is located across Diablo Road and approximately 2.5 miles from Desert Hot Springs City Limits located at Fairview Road. An electronic transmittal with the site plan attached was sent to both Cities on September 26, 2017. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the RR land use designation. It is anticipated that the proposed project would not interfere with, or create any significant impacts related to land use/planning in the immediate vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a) The project site is located within the W-2 zone which allows for the construction and operation of a church with the approval of a plot plan. The applicant has submitted a plot plan that this environmental assessment is analyzing. Therefore, the proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) All parcels to the west of the subject property are zoned as (RR) Rural Residential. Wind Energy Resource (WE) zoned parcels are situated to the west, north, and south and WE zoned parcels are located directly to the east of the subject property and on the west side of Highway 62. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The nearest Single Family Residential use is located approximately 2,580 feet from the project site. The remaining developed parcels have been developed with wind energy turbines and solar facilities. The project is proposing a church building on vacant land and would not create an impact to the nearby residential or renewable energy developments and therefore is compatible with existing and future land uses in the area.

d) Churches and other religious uses are permitted generally in most zones with a plot plan permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area that is unstudied where the significance of mineral deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and has been vacant for an indeterminate number of years. Therefore based on available information, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are a few scattered residential homes on large lots, wind energy turbines, solar arrays, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; the closest airport is the Banning Airport which is over eight miles away, therefore, the project will not expose people on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing or visiting the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is bordered by Worsley Road to the east, vacant land to the north and south, and Highway 62) to the west. A Noise Impact Analyses prepared by Kunzman Associates March 17, 2017 and on September 20, 2017. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see Table 2). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are “normally acceptable”. These standards apply to the proposed project itself.

The Sound PLAN model was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. Project average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicles traffic traveling on Twenty-nine Palms Highway (SR-62) and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. As stated previously, Worsley Road is designated as an Arterial (128 foot right-of-way) and Twenty-nine Palms Highway (SR-62) is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Twenty-nine Palms Highway (SR-62) were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project’s operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Peak hour operational noise would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Based on the results of the modeling data, noise analysis, and adopted County of Riverside standards, it was concluded that noise impacts associated with the project would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA	A	B	C	D				

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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"/>
b) A substantial temporary or periodic 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"/>
c) 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"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact analysis was submitted by the applicant, prepared by Kunzman Associates, dated March 17, 2017 and was revised on September 20, 2017. The noise impact analysis concluded that the noise levels related to the proposed project would be produced at a levels considered to be less than significant. In addition to this finding, the County's staff has provided several conditions, applicable to the proposed project that will ensure that noise created by the project is consistent with the municipal code. These are conditions of approval typical for any project in the County and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction hours would be limited by conditions of approval and County Ordinance No. 847 (noise ordinance). These are standard conditions of approval and requirements and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. The nearest single-family residence is located approximately 2,600 feet from the project site. In addition, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to "Map My County," the project site has been mapped as "Low Sensitivity" for paleontological sensitivity. The proposed Project will have a less than significant impact due to the scope of the Project. Nonetheless, the Project has been conditioned to address any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, there will be a less than significant impact to paleontological resources.

Mitigation: No Mitigation is required.

Monitoring: No monitoring measures are required

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. As a result, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impacts to fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

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

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The project is not proposing a residential use and therefore would not create an increase in the population that could impact school facilities. However, the applicant of this project is obligated to pay the applicable school impact fees. Fees are required to be paid prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

The proposed development may have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The project will not create a significant additional need for additional health services.. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is not within Community Service Area (CSA). All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would moderate impacts on use of existing neighborhood or regional parks or other recreational facilities. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on park and recreation services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact

Aside from bike trails as discussed under Section 44 of the EA, the proposed project has not incorporated any trails into its design and would not impact any trails in the area; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<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 type="checkbox"/>	<input checked="" 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) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate traffic to the area and regional transportation system. According to the Department of Transportation preparation of a Traffic Impact Analysis (TIA), it was determined that specific land uses, including churches, are exempt from having to prepare a TIA. Section 3.0 of the TIA Preparation Guide identifies certain types of projects, due to the size, nature and location to be exempt from the requirements of preparing a TIA. The types of projects that are generally exempt from preparing a TIA are described in Exhibit A of the TIA Preparation Guide. The TIA Exemptions (Exhibit A) were established per Board of Supervisor's action on November 5, 1996, include a provision for Churches, Lodges, Community Centers, Neighborhood Parks and Community parks to be exempt from TIA requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside's Circulation Element of the General Plan evaluates transportation demands necessary to preserve and increase available roadway capacity. The Circulation Element describes Level of Service (LOS) as a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. Furthermore, the LOS targets are used to assess the performance of a street or highway system and the capacity of the roadway. Although the church was exempt from preparing a TIA for the project, the noise study prepared by Kunzman Associates, Inc., dated September 20, 2017, evaluated the project's average daily trips (ADT) and estimated peak hour trips utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. This study modeled the planned roadways using ADT Level of Service "C" design capacities. Worsley Road as a designated Major (118 foot right-of-way), and Highway 62 as a designated Expressway (220 foot right of way), would be the primary roadways used to access the project site. The anticipated capacities of these roadways are 27,300 vehicle trips per day for Worsley Road and 32,700 for Highway 62 at a LOS "C." The project's peak demand will occur during weekend services, where the ADT is estimated at approximately 508 trips. Weekday vehicle trip generation is anticipated to be minimal since the church would be open for administrative, ancillary uses and smaller meetings only. Since the project's has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highway 62 are sufficient to handle the project, and therefore would not have significant impact related to circulation system. In addition, the project has been conditioned to provide a Class II Bicycle Lane on Worsley Road, consistent with the General Plan, as part of the required road dedication. The project is consistent with the Circulation Element would not conflict with any County policy regarding mass transit. Therefore, any impact are considered less than significant.

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements along the property's frontage on Worsley Road to improve and maintain the roads condition in a safe and working manner. Any impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways each on Worsley Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both paved and with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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some street improvements (curb and gutter), providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The County of Riverside's General Plan (Circulation Element, C-47) has identified Worsley Road to provide a Class II Bikeway within the ultimate right of way. The proposed project will provide the necessary dedication to allow Worsley Road to be expanded to its ultimate right of way (59 feet from centerline), and has incorporated the Class II Bikeway into its design. Therefore the project will have a less than significant impact on planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: GIS database, Application Database, Native American Consultation, On-site Inspections

Findings of Fact:

a-b) Notifications about this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Cultural Heritage requested consultation and additional information, including proposed conditions of approval. Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause an adverse change to a Tribal Cultural Resource. The consulting Native American Group concur with this condition and concluded all AB52 consultation efforts. No Tribal Cultural Resources were identified by any of the consulting tribes. This monitoring is a condition of approval in order to provide additional protection of any unidentified resources that may be encountered during ground disturbing activities and is not considered mitigation as the project was already determined to be less than significant. Therefore, with the project's adherence to the required conditions of approval, there would be a less than significant impact on Tribal Cultural Resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Mission Springs Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Mission Springs Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

47. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Mission Springs Valley Water District and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Therefore, it is anticipated that the project will have adequate access to sewer facilities and therefore, the impact is considered less than significant.

48. Energy Conservation

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

Source: County of Riverside General Plan, Application Material

Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/05/18, 10:33 am

PP26164

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26164. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Advisory Notice

The applicant, property owner, and visitors of the premises shall be made aware of the permanent renewable energy (solar and wind) facilities in the general vicinity of the project site (Plot Plan No. 26164, APN: 668-200-019).

Advisory Notification. 2 AND - Notification Document

The following requirements are included as part of the approval for Plot Plan No. 26164 (PP No. 26164) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 3 AND - Project Description & Operational Limits

PP No. 26164 is to construct a 22,406 square foot church containing a 8,572 square foot sanctuary, and various office, classrooms, and multipurpose rooms. The proposed church building will have a maximum roof line height of 32 feet and a steeple proposed at a height of 50 feet. The project would provide 262 parking stalls for the church on an approximate 7.63 acre site.

Advisory Notification. 4 AND - Use Expiration

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

Advisory Notification. 5 AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Causes for Revocation (cont.)
perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP No. 26164 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP No.26164, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Advisory Notification. 7 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.) (cont.)

Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance
(cont.)

4. Mitigation Fee Ordinances

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

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the

occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

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

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

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION
(cont.)

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

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E Health

E Health. 1 0010-E Health-USE - KITCHEN RESTRICTIONS

Environmental Health permit required for the kitchen if it is providing or selling food to its members and guests at events that occur more than 3 days in a 90 day period, or if it is providing or selling food to the public.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located in accordance with the California Fire Code.

Fire. 2 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be installed to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#88A-AUTO/MAN GATES

Gates shall be minimum 20 feet in width with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)
blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan shows the building located approximately 80-ft north of the southern property line, outside of the natural watercourse, and elevated 24-inches above the highest adjacent finished surface.

The site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box culvert under SR-62 before entering the site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event. These flows traverse the southwest portion of the site and are considered highly erosive. Retaining walls are proposed parallel to the natural watercourse approximately 25-ft north of the thalweg. Due to these retaining walls being in close proximity to the wash, they should be designed to consider the maximum depth of scour along the base of the retaining wall to ensure that their foundations are set at elevations below the maximum expected scour depths, thereby preventing failure due to undermining. A smaller tributary drainage area entering the site at the northwest corner will be intercepted by earthen swales and conveyed around the proposed parking lot to the natural wash and Worsley Road. The onsite stormwater will drain to various landscaped areas within the parking lot and eventually to the infiltration basin located at the southwest corner of the site. The infiltration basin will outlet mitigated storm flows onto Worsley Road. A concrete spillway has been provided for the larger storm events to safely pass through the basin.

Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to address increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 2 Increased Runoff Criteria (cont.)
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

- Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST (cont.)
protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2 0010-Planning-USE - AGRICULTURE CODES

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (*Aonidiella aurantii*.)"

Planning. 3 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348

Planning. 4 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 5 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 6 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

Planning. 7 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Planning. 9 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 10 0010-Planning-USE - LAND DIVISION REQUIRED

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

Planning. 11 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 12 0010-Planning-USE - LOW PALEO

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - LOW PALEO (cont.)

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 13 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY
(cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 16 0010-Planning-USE- PHASES ALLOWED

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED

County Geologic Report GEO No. 2580, submitted for the project (PP No. 26164), was prepared by Earth Strata Geotechnical Services, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed United Pentecostal Church, Assessor's Parcel Number 668-200-019-6, Located Southeast of Dillon Road and Northwest of 18th Avenue, City of Desert Hot Springs, Riverside County, California," dated April 19, 2017. In addition, LGC has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 2580, Proposed United Pentecostal Church, City of Desert Hot Springs, Riverside County, California," dated January 12, 2018.

GEO No. 2580 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.
3. We estimate the dynamic settlement of the underlying sands due to liquefaction to be on the order of 0 inches.
4. Foundation settlement due to structural loads is anticipated to be less than $\frac{3}{4}$ -inch. Differential settlement may be taken as half of the total settlement (i.e., $\frac{1}{2}$ -inch over a horizontal span of 20 feet).
5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED (cont.)

GEO No. 2580 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
3. Competent alluvium is defined as having an in-situ relative density of 85%.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas.

This update to GEO No. 2580 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2580 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Transportation. 2 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - TS/EXEMPT (cont.)

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Transportation. 5 0015 - Transportation LSP - LANDSCAPE
REQUIREMENT

The developer/ permit holder shall:

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

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

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-BP - AB 1826

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS
(cont.)

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-BP - LANDSCAPE PRACTICES

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

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

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

Waste Resources. 4 0010-Waste Resources-BP- AB 341

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

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: PP26164

Parcel: 668200019

60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

Flood

060 - Flood. 1 Increased Runoff Mitigation Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060 - Fee Balance Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26164, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 60-Planning - MSWD Clearance Not Satisfied

A clearance letter from the Mission Springs Water District shall be provided to the Planning Department verifying compliance with the conditions stated in their letter dated November 16, 2016, summarized as follows: "Water Service is available for the proposed project provided the following conditions of service are completed..."

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- NATIVE AMERICAN MONITOR (cont.) Not Satisfied
authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 0060-Planning-USE- PROJECT ARCHAEOLOGIST Not Satisfied
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-STREAMBED PERMIT APPLICATI Not Satisfied
Per Habitat Assessment including MSHCP consistency Analysis (PDB06561-R1) prepared by Gonzales Environmental Consulting, dated August 19, 2017 (revised Sept. 26, 2017) there is a drainage feature present in the southwest corner of the project site. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602, if impacts to the state jurisdictional delineated area are anticipated which were not expected by the final site plan exhibit. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

Any impacts to drainages by project development may also require authorizations from the US Army Corp of Engineers and, Regional Water Quality Control Board. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-USE- PHASE IV CULTURAL REPORT Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE-NO BUILDING PERMIT WITHOUT A GRADIN Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-USE-ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-USE-ROUGH GRADE APPROVAL (cont.) Not Satisfied
receiving a rough grade permit final.
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 0080-E Health-USE - PERC TEST REQD Not Satisfied
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health LAMP shall be required.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied
A "will serve" letter is required from the agency/agencies serving potable water.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE* -#51-WATER CERTIFICATION Not Satisfied
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1 Elevate Finished Floor Not Satisfied
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent finished surface. Any pre-manufactured building shall be placed on a permanent foundation.

080 - Flood. 2 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance Not Satisfied
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from Mission Springs Water District to the Planning Department verifying compliance with the conditions stated in their letter dated

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance (cont.) Not Satisfied
November 10, 2016, summarized as follows: Water service is available for the proposed project provided the following conditions of service are completed..."

080 - Planning. 2 0080 - Planning - Conform to Elevations Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3 0080 - Planning - Conform to Floorplans Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied
Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied
the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 3 0080 - LSP - LANDSCAPE SECURITIES Not Satisfied
Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 4 0080-Transportation-USE - LIGHTING PLAN Not Satisfied
A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5 0080-Transportation-USE - R-O-W DEDICATION Not Satisfied
Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 6 0080-Transportation-USE - TUMF Not Satisfied
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN Not Satisfied
Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN (cont.) Not Satisfied
- 080 - Waste Resources. 2 0080-Waste Resources-BP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

- 090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

- 090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in accordance with the California Fire Code and Riverside County Fire Department standards. Sprinkler system(s) will require the project structural engineer to certify (wet signature) that the building can support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

- 090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 4 0090-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual and/or automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 5 0090-Fire-USE* -#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") providing the fire flow shall be installed per the California Fire Code.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

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

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

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

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090 - Planning - Parking Paving Materials Not Satisfied

A minimum of 262 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 2 0090 - Planning - Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090 - Planning - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4 0090 - Planning - Roof Equipment Not Satisfied

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

Transportation

090 - Transportation. 1 0090 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2 0090 - LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3 0090-Transportation-USE - IMP PLANS Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENTS Not Satisfied

Worsley Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter located 38-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2 (76'/118')

NOTE: A 5-foot wide concrete meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION (cont.) Not Satisfied
half-width right-of-way.

090 - Transportation. 6 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 7 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 8 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 9 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-BP - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-BP - WASTE REPORTING FORM Not Satisfied

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



Riverside County Planning Department – Palm Desert
77-588 El Duna Ct. Suite H
Palm Desert, CA 92211

March 30, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26164 (APN: 668-200-019)

Please be advised that the division of the property shown on Plot Plan No. 26164 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties



November 10, 2016

Michael Napolitano
Vice President of Architecture
TGA Engineering, Inc.
Empire Tower 1
3633 Inland Empire Blvd. Suite 920
Ontario, California 91764

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-250-001, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

Water Service

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch looped water main routed from one of the existing 12 inch water mains located north or east of the project to the existing 8 inch water main located south of the project crossing Worsley Road. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations

Sewer Service

Sewer Service is currently unavailable in this area.

This letter will automatically expire if not exercised within one year from the date above.



United Pentecostal Church - APN: 668-250-001
November 10, 2016
Page 2 of 2

Sincerely,



Danny Friend
Director of Engineering and Operations
(760) 329-5169 ext. 149
dfriend@mswd.org



May 2, 2018

Michael Napolitano
Vice President of Architecture
TGA Engineering, Inc.
Empire Tower 1
3633 Inland Empire Blvd. Suite 920
Ontario, California 91764

email: michaelnapolitano@charter.net

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-200-019, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

Water Service

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch water main routed from the existing 12 inch water mains located at the intersection of the Smoke Tree Rd. and Worsley Rd., along the Worsley Rd. to the southeast corner of the Parcel 668-200-019. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Once the above mentioned improvements are in place, the District would be able to supply up to 750 gallons per minute for fire flow demands.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations



APN: 668-200-019, United Pentecostal Church.
May 2, 2018
Page 2 of 2

Sewer Service

Sewer Service is currently unavailable in this area. This letter reflects the scenario from the District's infrastructure from the date above until further notice, for developments in that area.

Sincerely,



Luiz Santos

Associate Engineer

(760) 329-5169 ext. 125

lsantos@mswd.org

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-018

January 25, 2018

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52 conclusion- PP26164

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26164 EA42892 project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft
Cultural Resources Manager
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

September 14, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26164, EA42892

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

January 24, 2018

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP26164, EA42892)

Dear Ms. Thomson:

This letter is in regards to continued consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for PP26164 and EA42892. This project entails the construction of a church and its associated parking lot. As stated in our letter sent August 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project area is within the Chemehuevi Traditional Use Area (TUA). Additionally, after analysis of the Cultural Report, conducted by Archaeological Associates, there were prehistoric and historic archaeological resources noted within one-mile of the project area. For these reasons, the project may have the possibility of significant impacts to cultural resources that concern the Tribe.

After analysis of the After review of the Records Search conducted for the project, the THPO concurs with the Conditions of Approval CUL-1 (Native American Monitor), CUL-2 (Project Archaeologist), and CUL-3 (Phase IV Cultural Report). Avoidance, if feasible, would negate adverse effects on the project. The Tribe continues to requests that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities during the project (CUL-1). The THPO also requests to be involved in the implementation of a Cultural Resource Monitoring Program (CUL-2).

The Tribe and THPO look forward to continuing working with Riverside County on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Madrigal, Jr.", is written over a faint, larger version of the same signature.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



PP 26164
EA 42982
GFG 06350

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. N/A

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: United Pentecostal Church

Contact Person: Pastor Royce Walker E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569

Desert Hot Springs CA 92240
City State ZIP

Daytime Phone No: (760) 671-5812 Fax No: ()

Engineer/Representative Name: TGA Engineering, Inc.

Contact Person: Manuel Gonzales, P.E./QSD E-Mail: mgonzales@tgaengineering.com

Mailing Address: 3633 E. Inland Empire Blvd., Ste. 920

Ontario CA 91764
City State ZIP

Daytime Phone No: (909) 941-2911 Fax No: ()

Property Owner Name: United Pentecostal Church

Contact Person: Pastor Royce Walker E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569

Desert Hot Springs CA 92240
City State ZIP

Daytime Phone No: (760) 671-5812 Fax No: ()

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

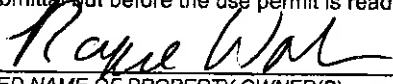
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Royce Walker



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668-200-019-6

Approximate Gross Acreage: 7.63 Acres

General location (nearby or cross streets): North of 10 Freeway (Exit 117 N.), South of Dillon Road, East of Highway 62, West of Worsley Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Church use with office/ancillary uses, sanctuary has 550 fixed seats, kitchen, parking, landscaping, and undeveloped portion of land.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XV W.2 Zone Section 15.1 (14) c. (7) churches, temples and other religious worship.

Number of existing lots: one (1)

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	N/A			Vacant Land	<input type="checkbox"/>	
2	N/A				<input type="checkbox"/>	
3	N/A				<input type="checkbox"/>	
4	N/A				<input type="checkbox"/>	
5	N/A				<input type="checkbox"/>	
6	N/A				<input type="checkbox"/>	
7	N/A				<input type="checkbox"/>	
8	N/A				<input type="checkbox"/>	
9	N/A				<input type="checkbox"/>	
10	N/A				<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	22,500	50'	one (1)	Church: Sanctuary meeting area, office, misc uses.		
2		25'		(per 15.2 A.)		
3		105'		Steeple (attached to building)		
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet			Use/Function		
1	3 ac. (+/-)			Parking and landscaping only for this site design review.		
2						
3						
4						
5						

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

No related cases filed.

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

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

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

Is this an application for a development permit? Yes No (Build a 22,500sp church)

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: United Pentecostal Church (TGA Engineering, Inc.)

Address: P.O. Box 569, Desert Hot Spings, CA 92240

Phone number: (760) 671-5812 (Pastor Royce Walker)

Address of site (street name and number if available, and ZIP Code): (Dillon Road)

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 668-200-019-6

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: N/A

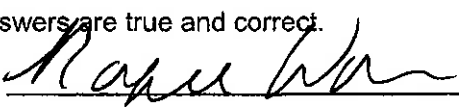
Applicant: N/A Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 11/29/16

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and United Pentecostal Church, a California Nonprofit Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 668-200-019 ("PROPERTY"); and,

WHEREAS, on December 20, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26164 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood

and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.**

COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for

COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY

OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when

personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:	PROPERTY OWNER:
Office of County Counsel	United Pentecostal Church
Attn: Melissa Cushman	Attn: Pastor Royce Walker
3960 Orange Street, Suite 500	Post Office Box 569
Riverside, CA 92501	Desert Hot Springs, CA 92240

7. **Default and Termination.** This Agreement is not subject to

termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

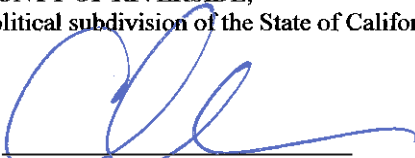
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.


19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

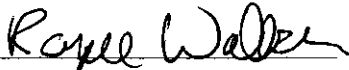
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

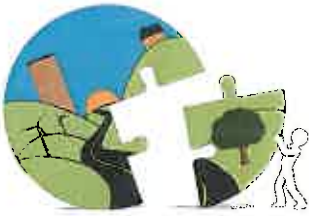
Dated: 1/25/18

FORM APPROVED COUNTY COUNSEL
BY: 
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
United Pentecostal Church, a California Nonprofit Corporation

By: 
Pastor Royce Walker
President

Dated: 1/3/18
5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP26164
Project Title/Case Numbers

Jason Killebrew (951) 955-0314
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

United Pentecostal Church P.O. Box 569, Desert Hot Springs, CA 92240
Project Applicant Address

Northerly of I-10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road, APN: 668-200-019
Project Location

REQUEST: Plot Plan No. 26164 proposes to construct a 22,406 square foot church, 32-feet high, with a 50'-0" high steeple. The proposed building floor plan includes an 8,572 square foot sanctuary and various office, classrooms and multipurpose rooms.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 16, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner _____ Title _____ Date April 16, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42982 ZCFG 06350

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – **Representative:** Michael Napolitano – **Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use:** Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – **Zoning:** Controlled Development Areas (W-2) – **Location:** Northerly of Interstate 10 , easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acre – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 4, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jason Killebrew at 951-955-0314 or e-mail at jkillebr@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

A Negative Declaration pursuant to the requirements of CEQA was prepared by the Riverside County Planning Department. The Negative Declaration was available for public review from April 25, 2018 to May 25, 2018. The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 06, 2018,

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

APN (s) or case numbers PP26164 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other

property owners within 600 feet of the property involved, or if that area yields less than 25

different owners, all property owners within a notification area expanded to yield a minimum of

25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,

based upon the latest equalized assessment rolls. If the project is a subdivision with identified

off-site access/improvements, said list includes a complete and true compilation of the names and

mailing addresses of the owners of all property that is adjacent to the proposed off-site

improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I

understand that incorrect or incomplete information may be grounds for rejection or denial of the

application.

TITLE: GIS Analyst

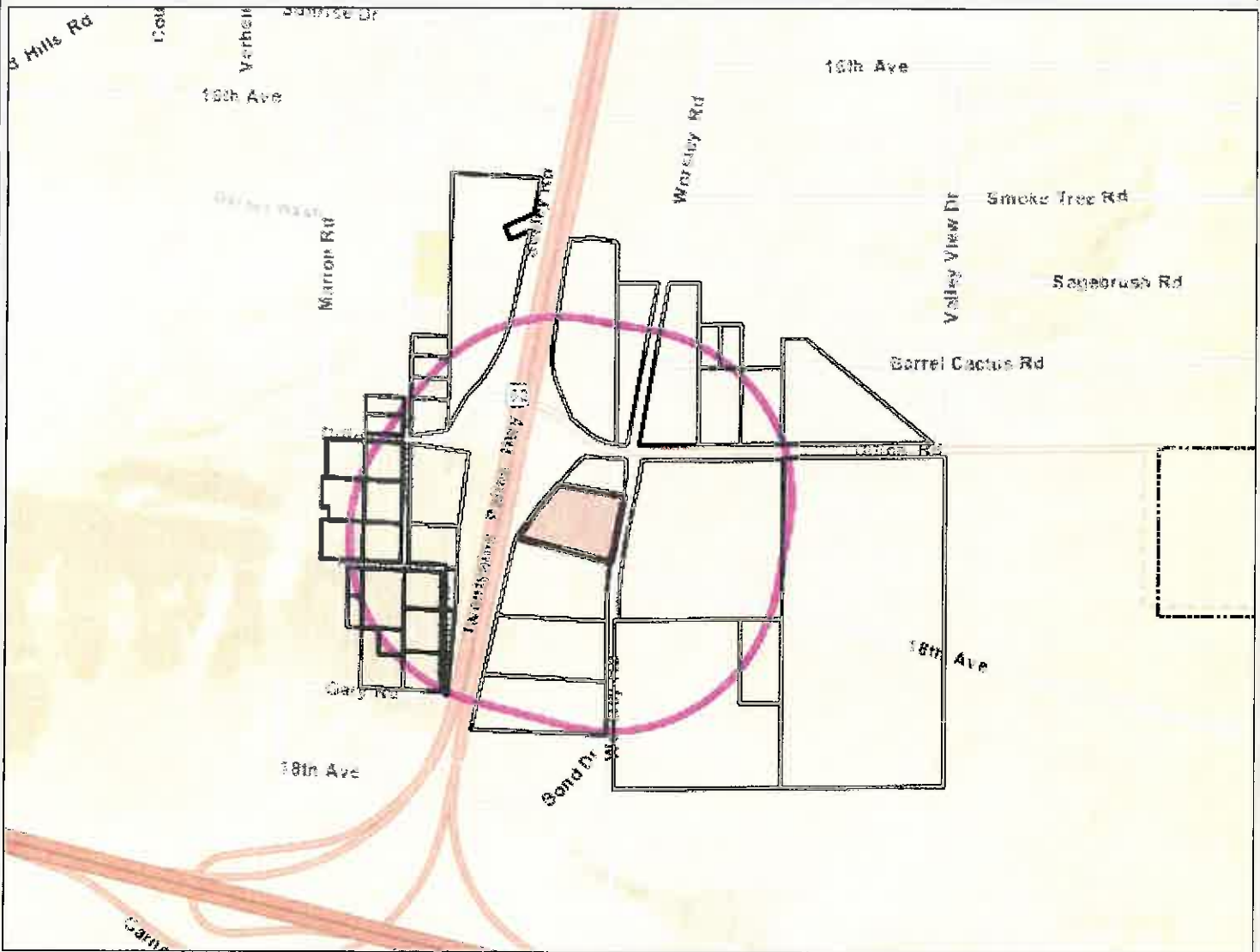
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26164Map (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...2/6/2018 2:29:04 PM

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**INVESTMENT SERVICES
FOR RIVERSIDE COUNTY**

BILLING CONTACT

United Pentecostal Church
P O Box 589
Desert Hot Springs, Ca 92240

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06350	12/20/2016	12/20/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06350	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL \$50.00

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

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

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

668190007
COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 200
PALM DESERT CA 92260

668171003
JASON KEITH ETCHASON
SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

668181016
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668171010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668230001
ROY EGARI
SHAHNAZ EGHRARI
13600 MARINA POINTE DR UNI
MARINA DEL REY CA 90292

668230004
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

668181008
JAMES E DUNN
LAURA A DUNN
1197 S UPLAND HILLS DR
UPLAND CA 91786

668230010
MICHAEL PATRICK DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

668172002
CLIFFORD GEORGE
28225 LIVE OAK CANYON RD
REDLANDS CA 92373

668181010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668172017
RIVERVIEW FLORENTINA
C/O C/O SUZANNE COWEE
72600 SUNDOWN LN
PALM DESERT CA 92260

668200019
UNITED PENTECOSTAL CHURCH
P O BOX 569
DSRT HOT SPG CA 92240

668172005
AMANCIO A DIZON
THELMA N DIZON
321 CODY RD
SAN DIMAS CA 91773

668230002
ECO GREEN STRUCTURES INC
BRANSON SNIDER
SAEED KASHEFI
14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

668250004
LANDTRUST INV INC
420 N MCKINLEY ST STE 111
CORONA CA 92879

668250005
WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

668230011
HOWARD WOLSIEFFER
PATRICIA WOLSIEFFER
14644 HOMEWARD ST
LA PUENTE CA 91744

668171005
SANDER SALKIND
PAULA K SALKIND
78440 DARBY RD
BERMUDA DUNES CA 92203

668172012
WILLIAM GARGILES
JOANN GARGILES
MICHAEL GARGILES

101 N ALBANY AVE
CRANFORD NJ 7016

668172003
JAMES E DUNN
LAURA A DUNN
1197 S UPLAND HILLS DR
UPLAND CA 91786

668200020
PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE

668250026
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

16610 CAMILIA AVE
TUSTIN CA 92782

668172013
JOHN STEVEN POLLHAMMER
2032 CONTESSA
IRVINE CA 92620

668182012
PAULA ETCHASON
3705 DEER FLATS ST
LAS VEGAS NV 89129

668172011
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668200009
DANIEL V HEADLEY
JOHN MELISSA
DEBRA LEE

13020 WOODCREST LN
CHESTERLAND OH 44026

668172001
DAKOTA DUNES INC
77933 LAS MONTANAS 101
PALM DESERT CA 92211

668172014
SCOTT M COOLEY
15900 KENNEDY RD
LOS GATOS CA 95032

668172016
RIVERVIEW FLORENTINA
C/O C/O SUZANNE COWEE
72600 SUNDOWN LN
PALM DESERT CA 92260

668172004
MARK ANDREW ELLIOTT
CORAZON CUEVAS ELLIOTT
P O BOX 2216
WILLITS CA 95490

668172015
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30065 MUIRFIELD WAY
CATHEDRAL CY CA 92234

668181009
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LAURA A DUNN
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668190002
KHENG CHEW TSANG
KHENG BAN TSANG
KHENG LOK CHANG

668230006
RICHARD D WINKLE
ROBIN L WINKLE
RONALD R WINKLE

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TEMPLE CITY CA 91780

77584 BARONS CIR
PALM DESERT CA 92211

668250023
MOUNTAIN VIEW POWER PARTNERS III
C/O C/O VICE PRESIDENT OPERATIONS
1125 NW COUCH NO 700
PORTLAND OR 97209

668172006
JOHN COCKRELL
590 OLEANDER RD
PALM SPRINGS CA 92264

668171008
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2219 CLIFF DR
NEWPORT BEACH CA 92663

668200008
MARGARET ANN VANDORPE
PHILIP BETTENCOURT
16610 CAMILIA AVE
TUSTIN CA 92782

668230008
STRINGER ENTERPRISES
THOMAS EDWARD STRINGER
PATRICIA LEE STRINGER
C/O TOM STRINGER
3910 CALLE ARIANA
SAN CLEMENTE CA 92672

668171006
MARK LEVINE
SAM LEVINE
MICHAEL LEVINE
C/O MARK LEVINE
40 FOXWOOD RD
LAKEWOOD NJ 8701

668172024
MISSION SPRINGS WATER DIST
66575 2ND AVE
DSRT HOT SPG CA 92240

668182013
GENE L TARDY
VONA E TARDY
45720 W BUCK LAKE RD
NASHWAUK MN 55769

668200018
PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE

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COACHELLA VALLEY CONSERVATION
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PALM DESERT, CA 92260

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SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

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PALM SPRINGS, CA 92263

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MARINA DEL REY, CA 90292

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PALM DESERT, CA 92211

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LOS GATOS, CA 95032

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Theresa Rettinghouse
Lozeau Drury, LLC.
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PATRICIA LEE STRINGER
C/O TOM STRINGER
3910 CALLE ARIANA
SAN CLEMENTE, CA 92375

GENE L TARDY
VONA E TARDY
45720 W BUCK LAKE RD
NASHWAUK, MN 55769

MISSION SPRINGS WATER DIST
66575 2ND AVE
DSRT HOT SPG, CA 92240

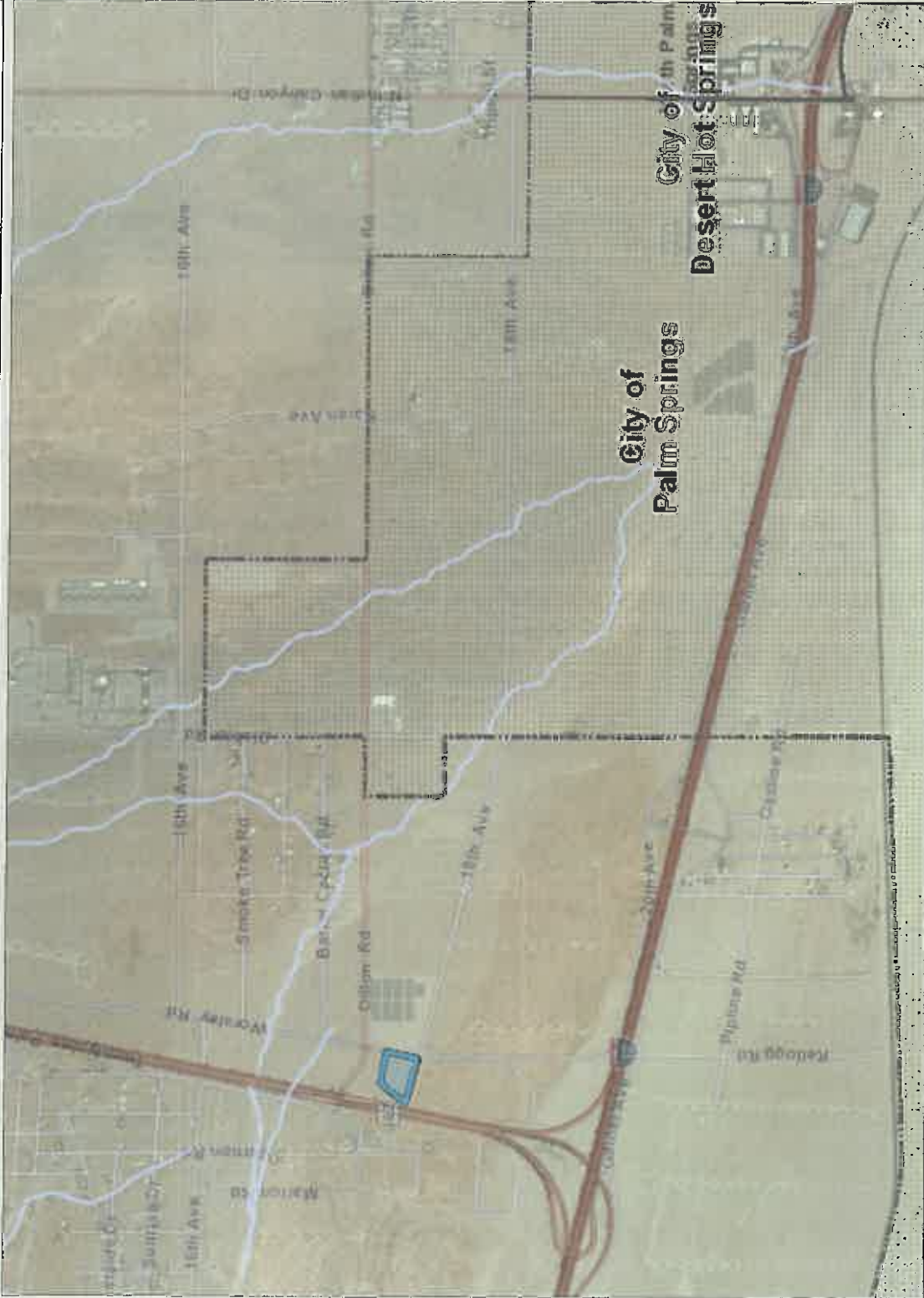
MARK LEVINE
SAM LEVINE
MICHAEL LEVINE
C/O MARK LEVINE
40 FOXWOOD RD
LAKEWOOD, NJ 8701

PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE
16610 CAMILIA AVE
TUSTIN, CA 92782

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

AREA MAP

PLOT PLAN NO. 26164



Legend

- Blue line Streams
- Solid line City Areas
- Grid World Street Map



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Notes
Subject site highlighted in blue.



6.157 Feet

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VICINITY MAP
PLOT PLAN NO. 26164




Legend

- Blueline Streams
- City Areas
- World Street Map

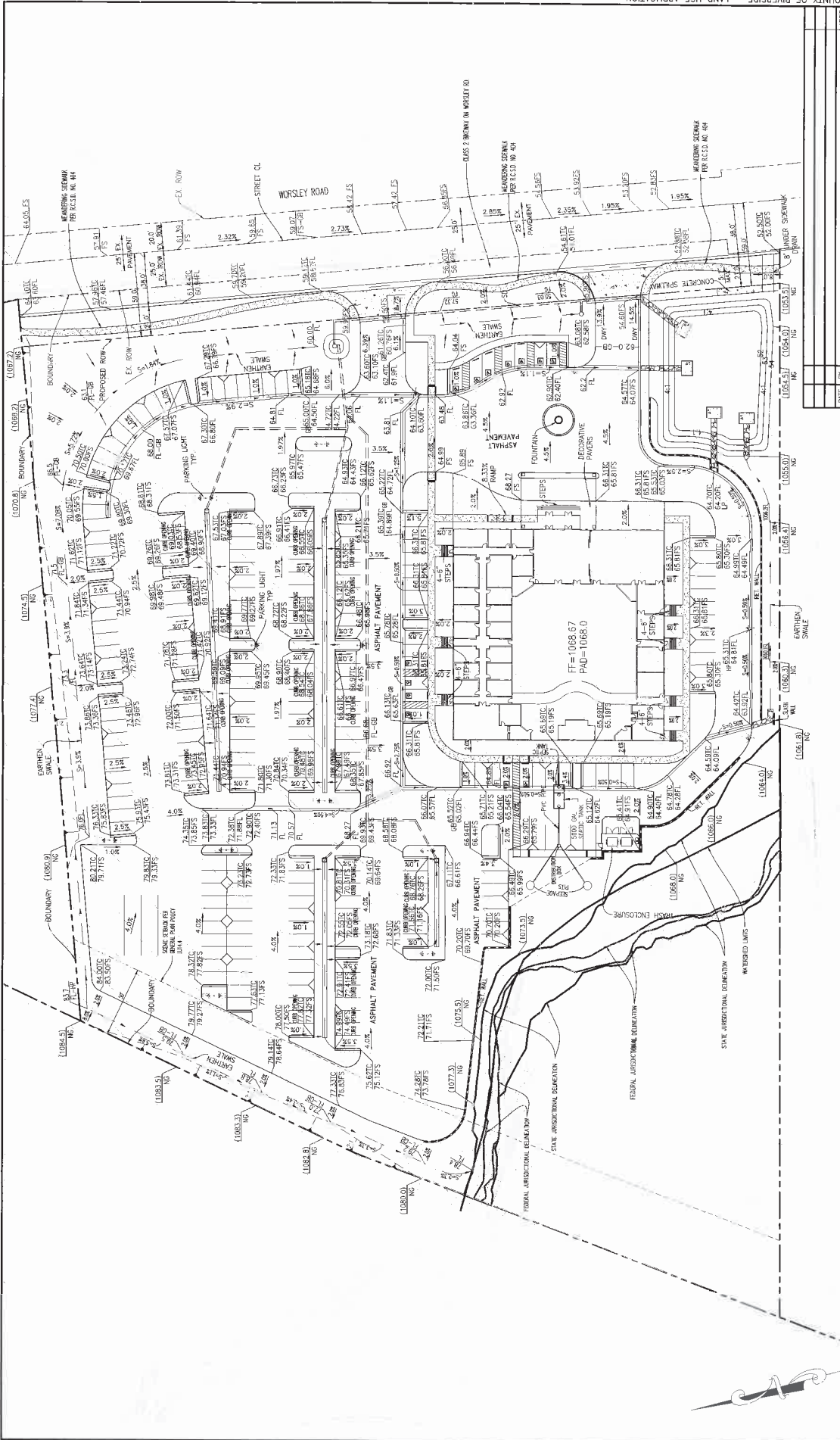
Notes
 Subject site highlighted in blue.

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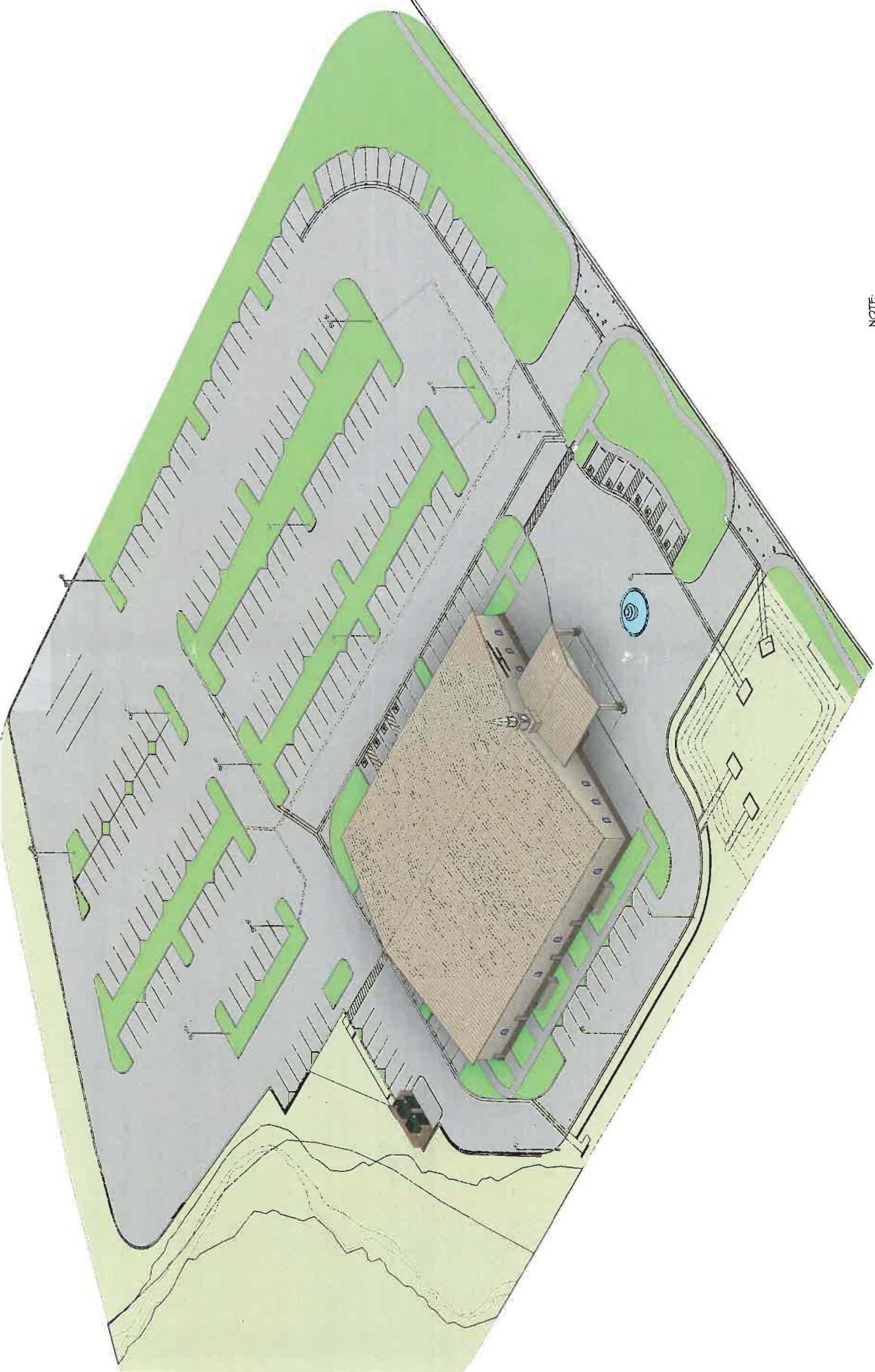


DATE BY	
BENCH MARK	
SCALE	AS SHOWN
FOR	UNITED PENTECOSTAL CHURCH
NO.	2
OF	2 SHEETS

TGA
ENGINEERS, INC.
 CIVIL ENGINEERING, ARCHITECTURAL, STRUCTURAL,
 ARCHITECTURAL PLANNING, CONSULTING
 3833 E. INLAND AVENUE, SUITE 200, WINDYBROOK, CA 91794
 (951) 440-1100

GRAPHIC SCALE
 1 IN. FEET
 1" = 20' H.

UNITED PENTECOSTAL CHURCH PROJECT



NOTE:
STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY,
FOR SPECIFIED COLOR, SEE SHEET DD600.

Architectural Perspective

NO.	DATE	DESCRIPTION

Consulting Engineer



ALVD CONSULTING
14071 Pavon Ct. #2051
Chino Hills, California 91709
Mobile: (951) 231-0181
www.alvdconsulting.com

Architectural Planning / Entitlements / Project Management
UNITED PENTECOSTAL CHURCH
DESERT HOT SPRINGS, CA 92282

COVER SHEET
SHEET NO. 001
PROJECT NO. UP02007-H
DRAWN BY: ALVD
CHECKED BY: ALVD

DD000

DD001

SHEET

DATE

PROJECT

SCALE

UPC: 2011-18

SITE PLAN

UNITED PENTECOSTAL CHURCH
DESERT HOT SPRINGS, CA 92282

ALYD CONSULTING

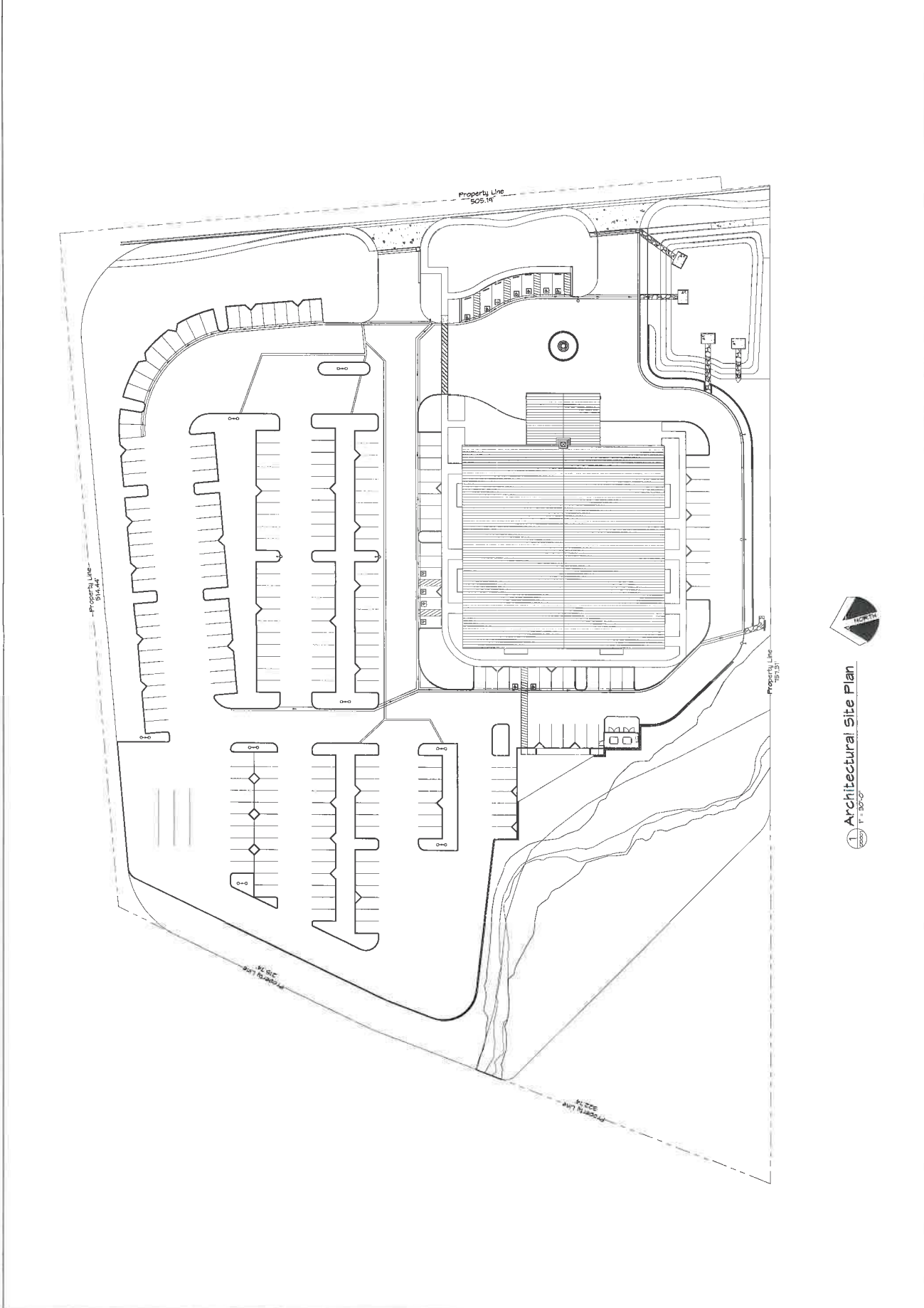
14071 PLYMOUTH DR. #2051
CINDRO HILLS, CALIFORNIA 91709
Tel: (951) 706-6793
Fax: (951) 706-6793
www.alydconsulting.com



Consulting Engineer

NO.	DATE	DESCRIPTION

REVISION SCHEDULE



1 Architectural Site Plan
Scale: 1" = 30'-0"

REV	DATE	DESCRIPTION

REVISION SCHEDULE

Consulting Engineer:
 Consulting Engineer

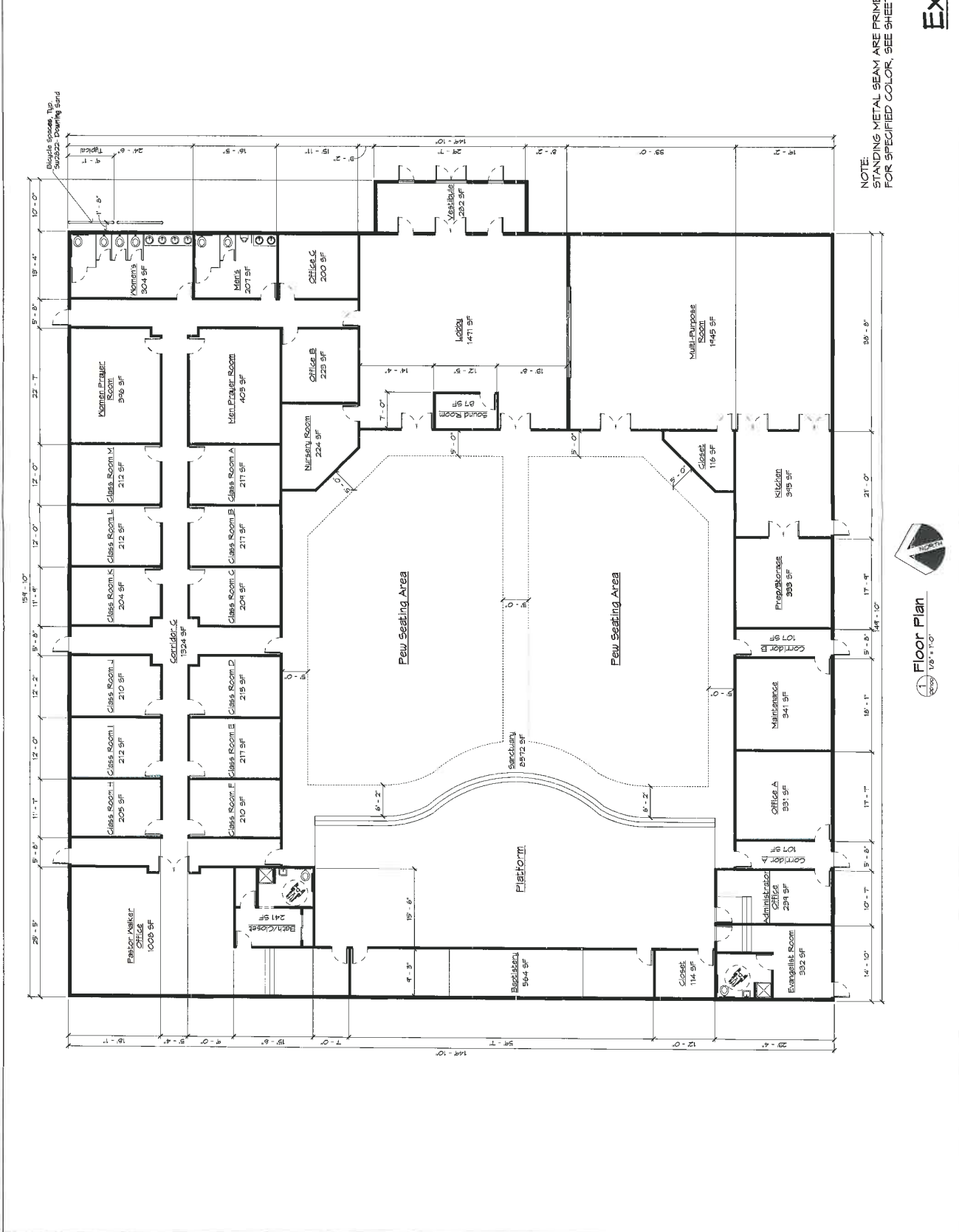


ALYD CONSULTING
 14071 PAVAN DR #2051
 Chino Hills, California 91709
 Michael K. Kachava (818) 251-0181
 www.alydconsulting.com

Architecture Planning / Entertainers / Project Management
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROPOSED FLOOR PLAN
 SHEET
 DD100

Name	Area
Pastor/Member Office	1008 SF
Sanctuary	8572 SF
Administrators Office	294 SF
Evangelist Room	332 SF
Restroom	114 SF
Corridor A	107 SF
Office A	331 SF
Office B	311 SF
Maintenance	333 SF
Prep/Storage	333 SF
Kitchen	396 SF
Multi-Purpose Room	1449 SF
Vestibule	282 SF
Classroom	116 SF
Sound Room	87 SF
Men's Prayer Room	228 SF
Office B	228 SF
Office C	200 SF
Men's	207 SF
Men's Prayer Room	409 SF
Women Prayer Room	396 SF
Class Room A	211 SF
Class Room B	204 SF
Class Room C	215 SF
Class Room D	215 SF
Class Room E	210 SF
Class Room F	210 SF
Class Room G	205 SF
Class Room H	212 SF
Class Room I	212 SF
Class Room J	212 SF
Class Room K	212 SF
Class Room L	212 SF
Class Room M	212 SF
Class Room N	212 SF
Grand Total	22402 SF



NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR. SEE SHEET DD600.



Floor Plan
 1/8" = 1'-0"

Exhibit C

REVISION	DATE	DESCRIPTION

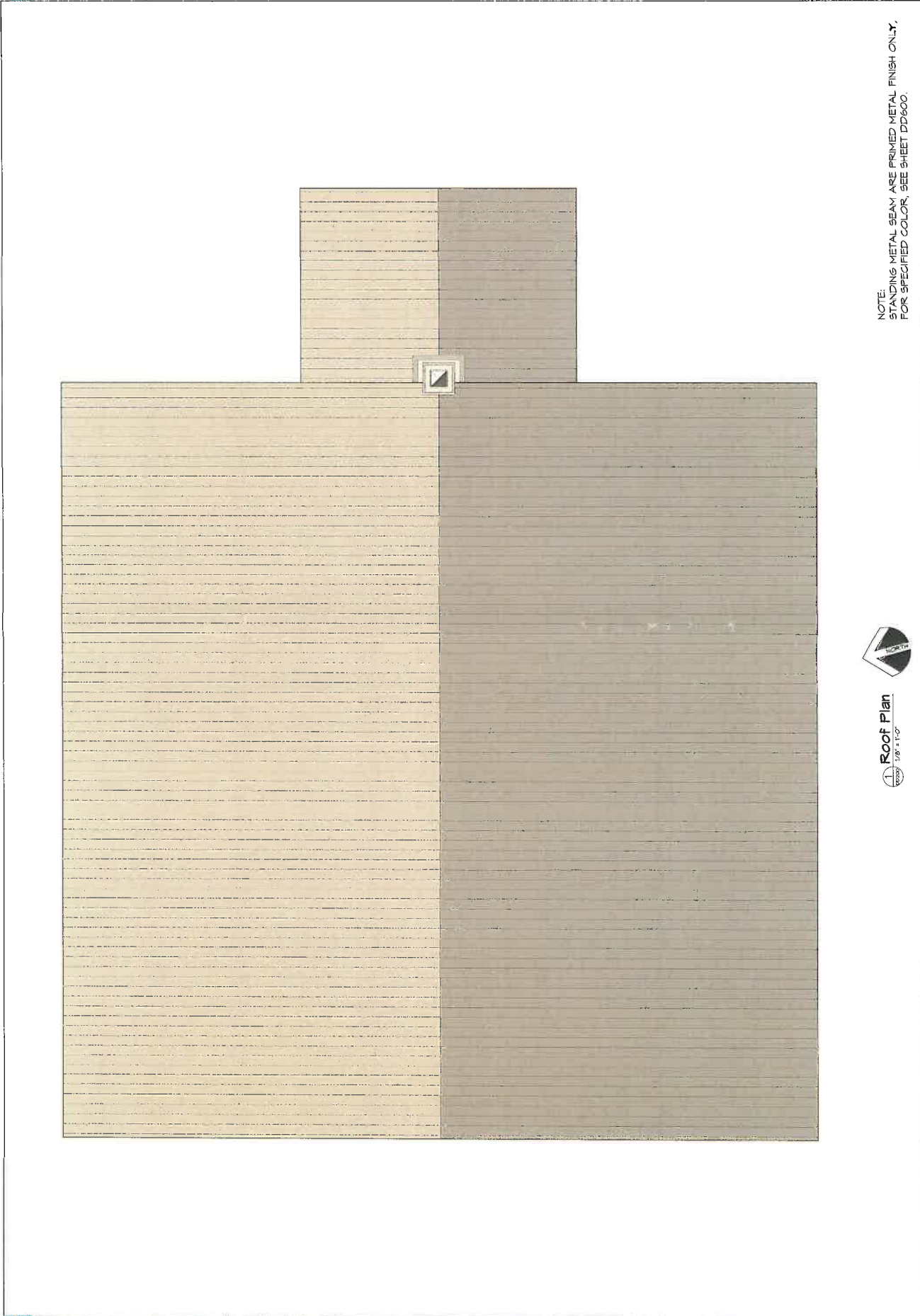
Consulting Engineer
 Consulting Engineer



14271 Payson Dr #205
 Chino Hills, California 91709
 Tony David (928) 709-6789
 Michael Napalano (951) 221-0181
 www.mdcconsulting.com

Architecture Planning / Entitlements / Project Management
ALTD CONSULTING
 UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UJC2011-18
 DRAWN BY: ALVD
 DATE: 03/26/18
 SHEET: DD200



NOTE:
 STANDING METAL SEAM, ARE PRIME METAL FINISH ONLY,
 FOR SPECIFIED COLOR, SEE SHEET DD600.



NO.	DATE	DESCRIPTION

Consulting Engineer

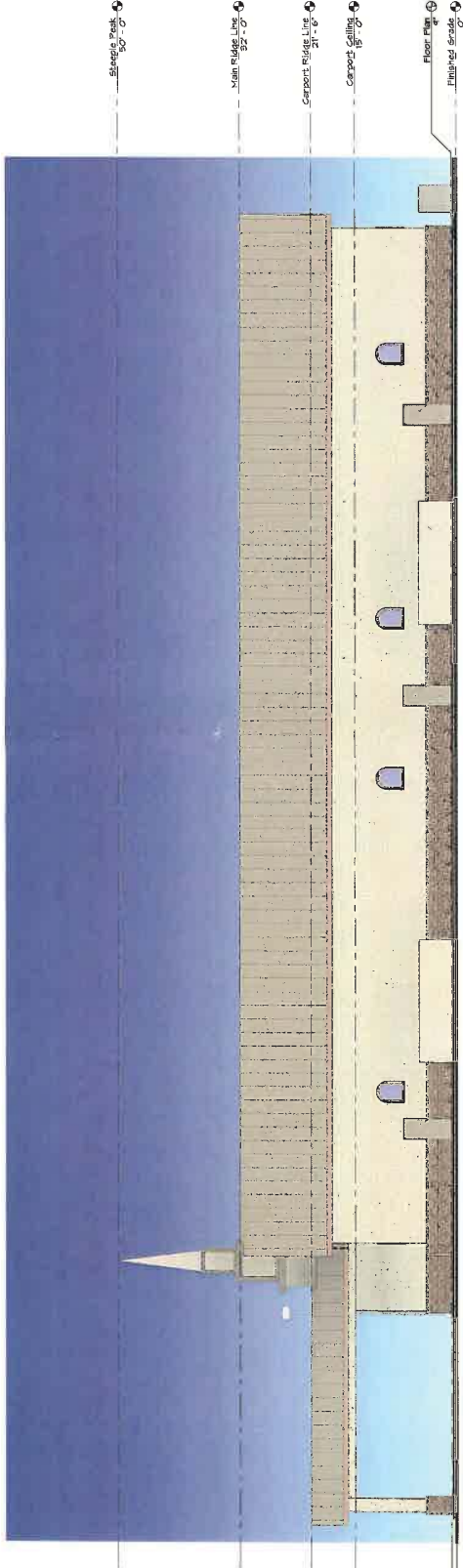


ALVD CONSULTING
 Architecture Planning / Entertainers / Project Management
 14071 Peyton Dr. #2051
 Chino Hills, California 91709
 Tony David (626) 709-6789
 Michael Hightower (951) 201-0181
 www.alvdconsulting.com

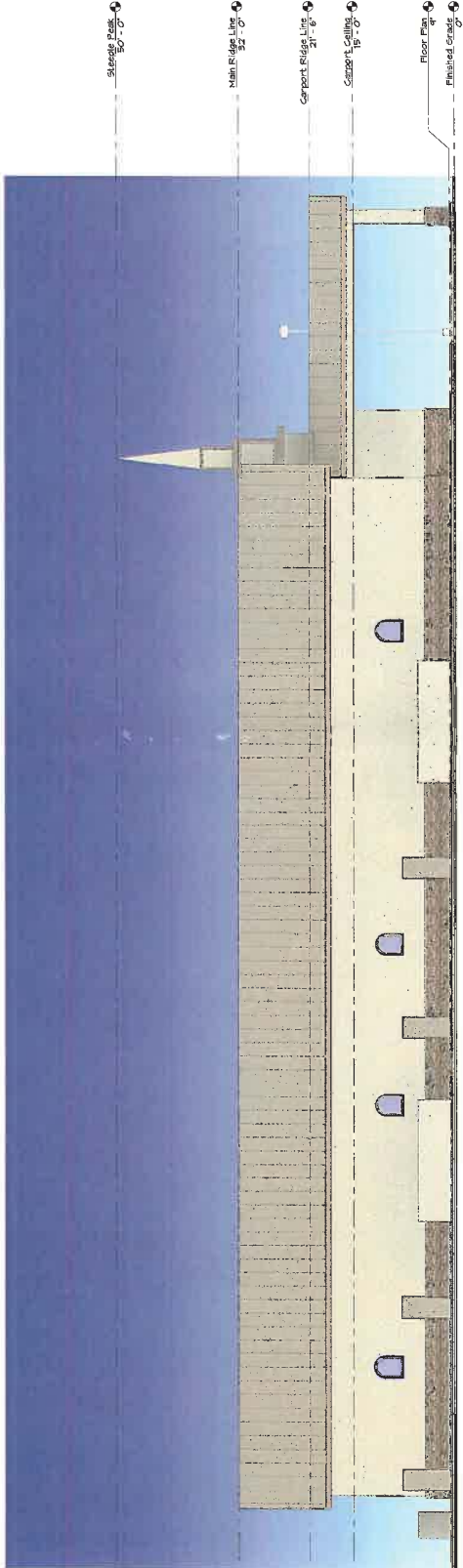
UNITED PENTECOSTAL CHURCH
 APN: 668-200-014-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UPG0207-18
 DRAWN BY: DATE: ALVD
 CHECKED BY: DATE: ALVD
 SHEET: DD300

DD300



1 North Elevation
 1/8" = 1'-0"



2 South Elevation
 1/8" = 1'-0"

NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION

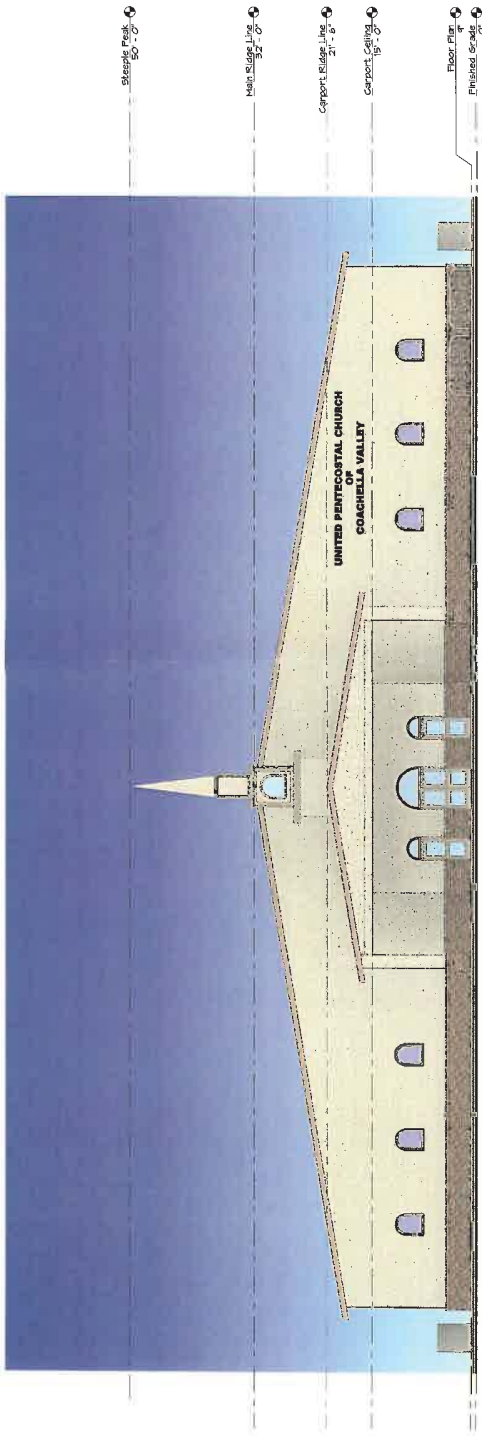
Consulting Engineer



ALYD CONSULTING
 14071 Pajaron Dr. #2051
 Corona Hills, California 91706
 Tony David (626) 709-6793
 Mohsen Rezaei (951) 231-0181
 www.alydconsulting.com

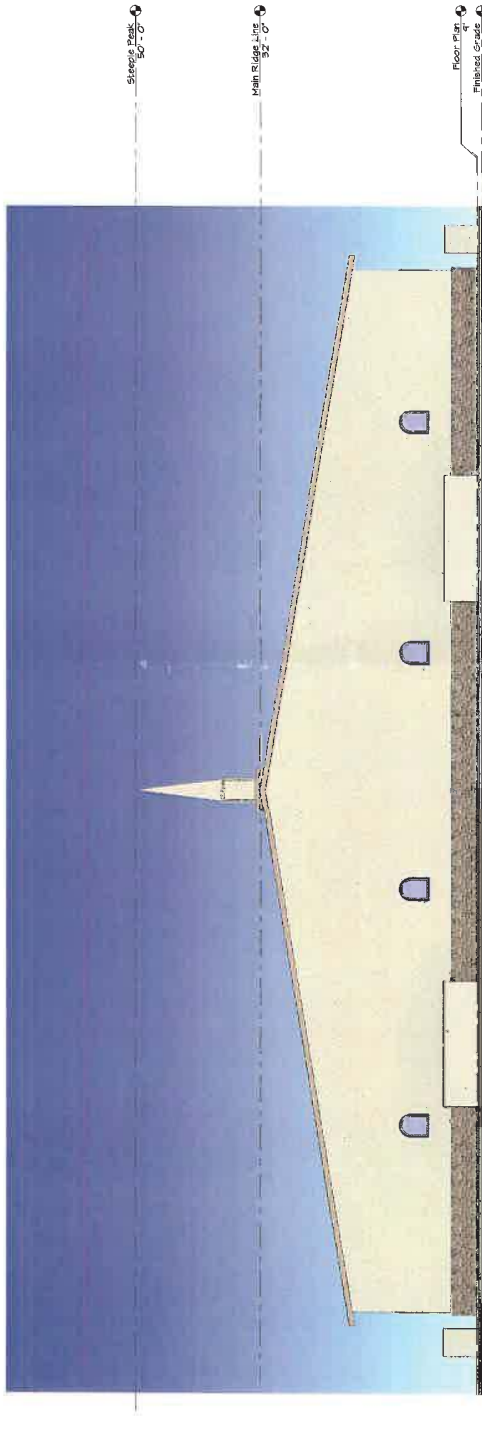
Architectural Planning / End-users / Project Management
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT DATE: 02/20/2019
 SHEET: DD301



1 East Elevation
 1/8" = 1'-0"

Roof Peak 50'-0"
 Main Sillage Line 32'-0"
 Carpet Sillage Line 21'-0"
 Concrete Sillage 0'-0"
 Floor Fin. 0'-0"
 Finished Grade 0'-0"



2 West Elevation
 1/8" = 1'-0"

Roof Peak 50'-0"
 Main Sillage Line 32'-0"
 Floor Fin. 0'-0"
 Finished Grade 0'-0"

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

EXHIBIT B

DD301

NO.	DATE	REVISION	DESCRIPTION

Consulting Engineer

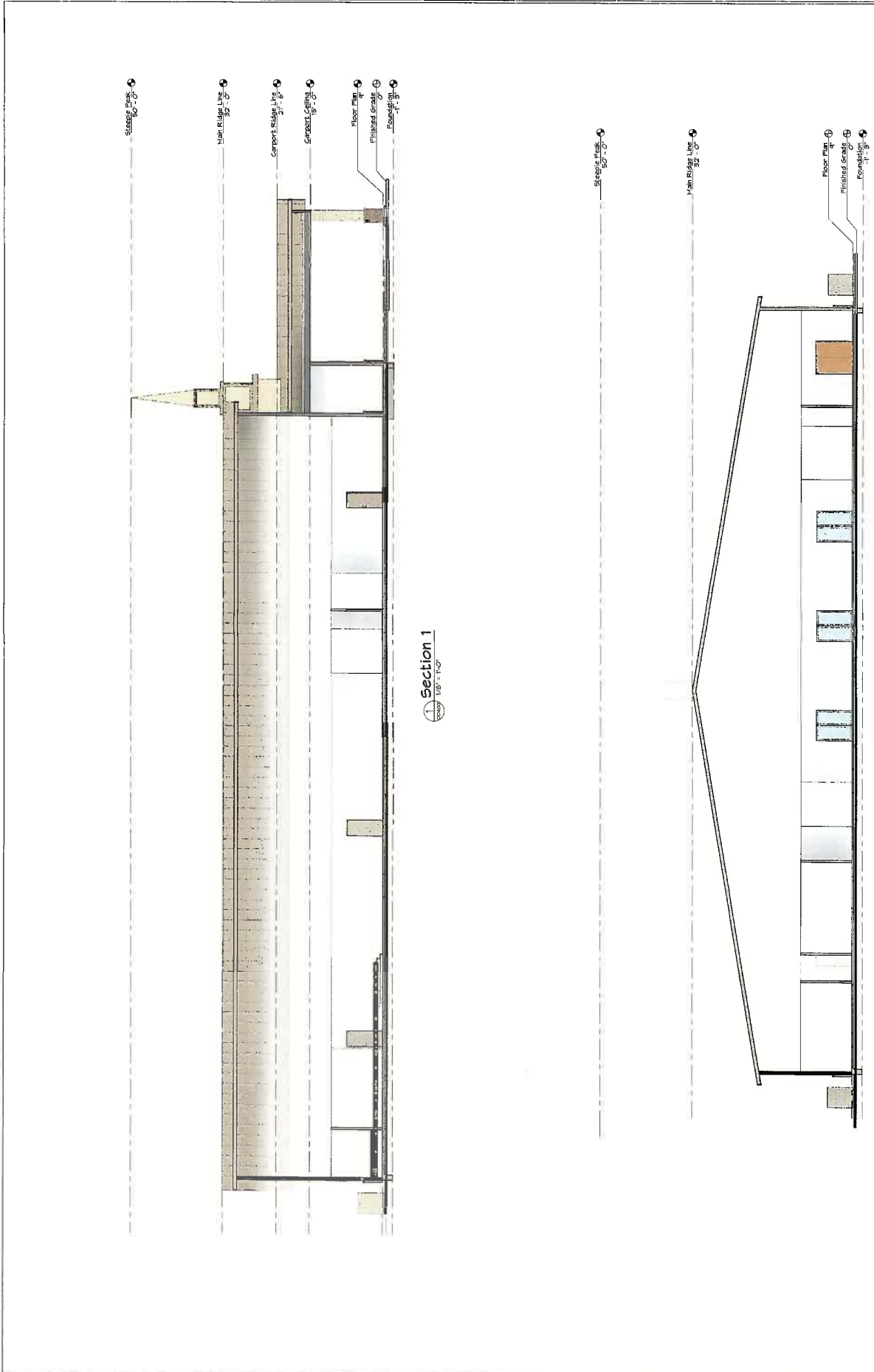


ALYD CONSULTING
 14071 Parker Dr. #2051
 Chino Hills, California 91709
 Michael Anderson: (951) 231-0181
 www.alydconsulting.com
 Architecture/Interior Design / Project Management

UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282
 APN: 668-200-019-6

PROJECT NAME: UNITED PENTECOSTAL CHURCH
 SHEET: DD400

DD400



Section 1
 1/8" = 1'-0"

Section 2
 1/8" = 1'-0"

NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR. SEE SHEET DD600.

NO.	REVISION	DATE

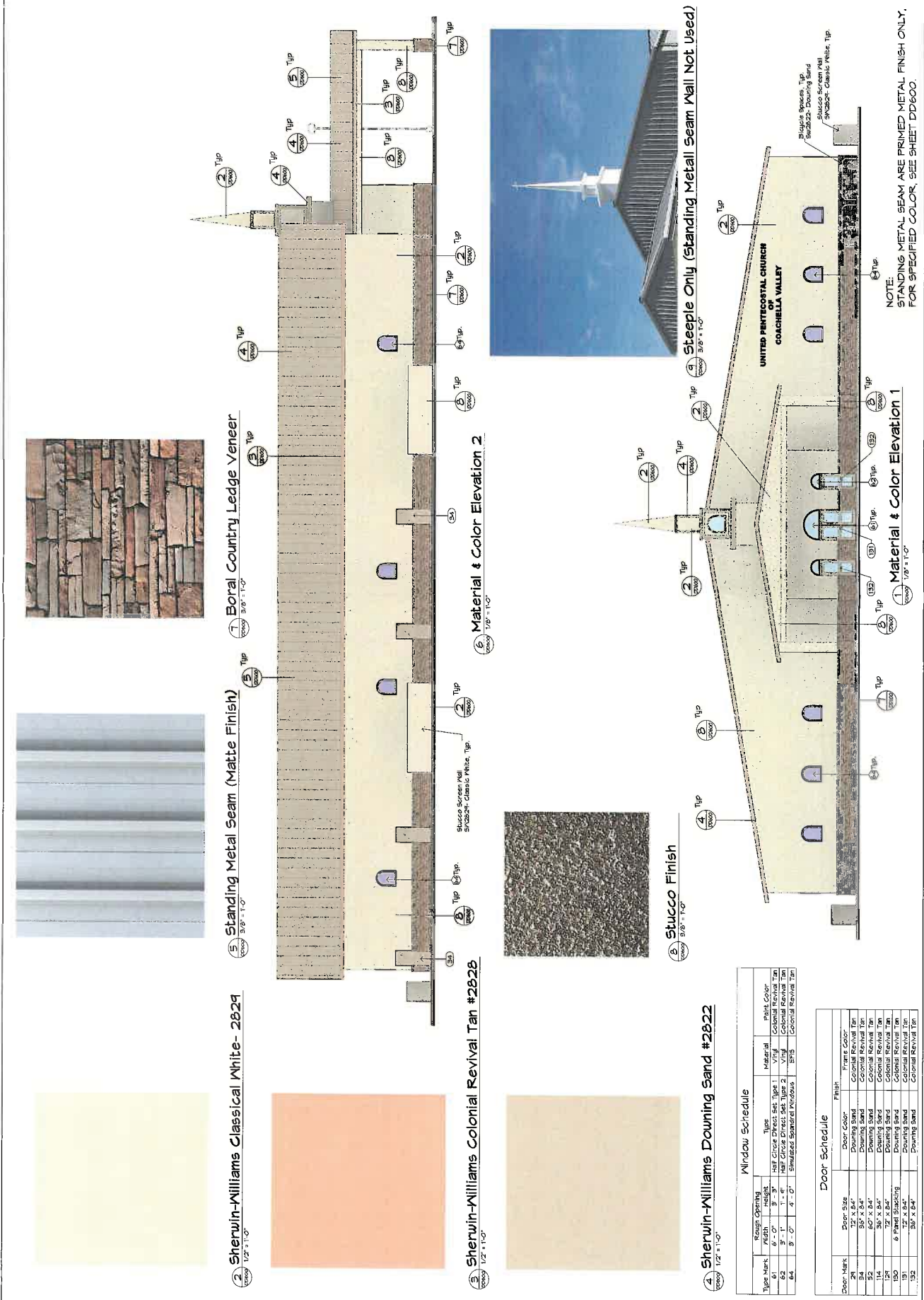
Consulting Engineer
 14271 Paloma Dr #2251
 Chino Hills, California 91708
 Tel: (909) 591-9591
 Fax: (909) 591-9592
 www.alvd.com



ALVD CONSULTING
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 Chino Hills, California 91708
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 Fax: (909) 591-9592
 www.alvd.com

UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282
 APN: 666-200-019-6
 MATERIALS & COLORS

DD600
 SHEET



2 Sherwin-Williams Classical White- 2829
 1/2" x 11-0"

3 Sherwin-Williams Downing Sand #2822
 1/2" x 11-0"

4 Sherwin-Williams Colonial Revival Tan #2828
 1/2" x 11-0"

5 Standing Metal Seam (Matte Finish)
 3/8" x 11-0"

6 Borai Country Ledge Veneer
 3/8" x 11-0"

7 Stucco Screen Wall
 Stucco Classic White, Tip

8 Stucco Finish
 8/8" x 11-0"

9 Material & Color Elevation 2
 1/8" x 11-0"

10 Material & Color Elevation 1
 1/8" x 11-0"

Window Schedule

Type Mark	Width	Height	Type	Material	Paint Color
W1	6'-0"	3'-5"	Half Circle Direct Set, Type 1	Vinyl	Colonial Revival Tan
W2	3'-1"	1'-0"	Half Circle Direct Set, Type 2	Vinyl	Colonial Revival Tan
W3	3'-0"	4'-0"	Single Spanned Windows	BFS	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Frame Color
D1	12' x 8'4"	Downing Sand	Colonial Revival Tan
D2	30' x 8'4"	Downing Sand	Colonial Revival Tan
D3	30' x 8'4"	Downing Sand	Colonial Revival Tan
D4	12' x 8'4"	Downing Sand	Colonial Revival Tan
D5	6 Panel Slabbing	Downing Sand	Colonial Revival Tan
D6	30' x 8'4"	Downing Sand	Colonial Revival Tan

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

UNITED PENTECOSTAL CHURCH OF COACHELLA VALLEY
 Steeple Only (Standing Metal Seam Wall Not Used)
 3/8" x 11-0"

Stucco Screen Wall
 Stucco Classic White, Tip

Stucco Finish
 8/8" x 11-0"

Standing Metal Seam (Matte Finish)
 3/8" x 11-0"

Borai Country Ledge Veneer
 3/8" x 11-0"

Material & Color Elevation 2
 1/8" x 11-0"

Material & Color Elevation 1
 1/8" x 11-0"

Stucco Screen Wall
 Stucco Classic White, Tip

Stucco Downing Sand
 Stucco Screen Wall
 Stucco Classic White, Tip

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

REVISIONS	DATE	DESCRIPTION

Consulting Engineer



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 14071 Peyton Dr. #2051
 Chino Hills, California 91709
 Tel: (909) 438-1100
 Fax: (909) 438-1101
 www.alydconsulting.com

Architecture Planning / Exhibitions / Project Management
 UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282

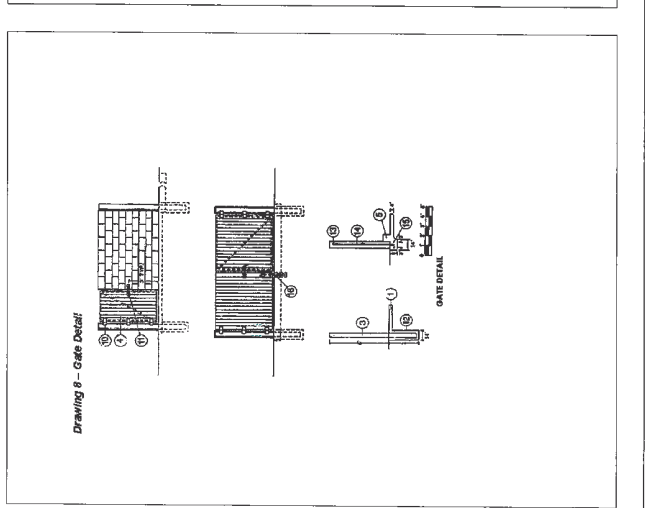
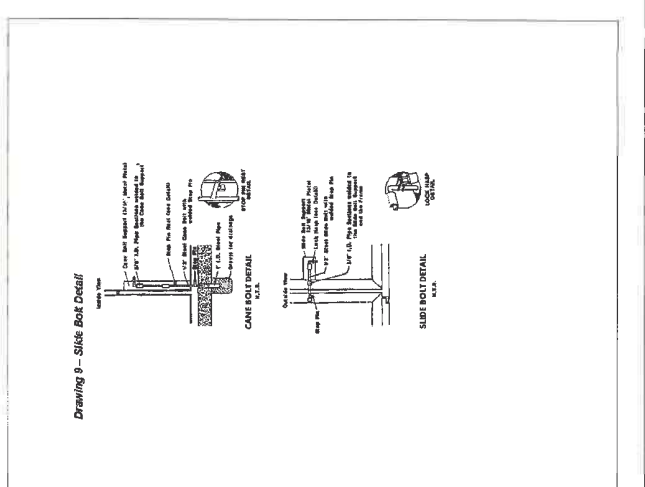
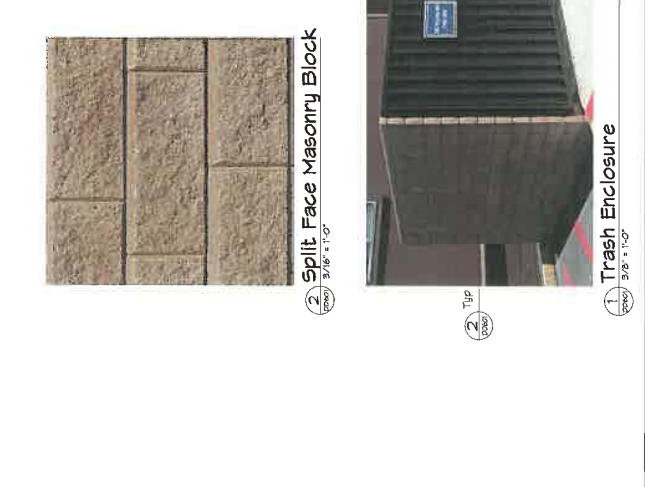
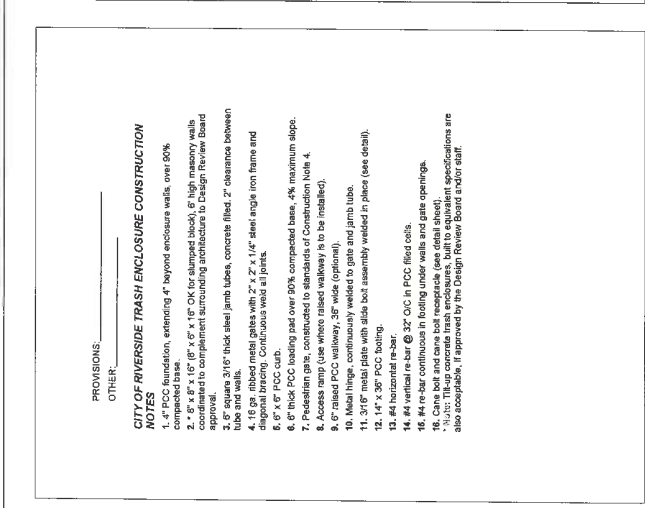
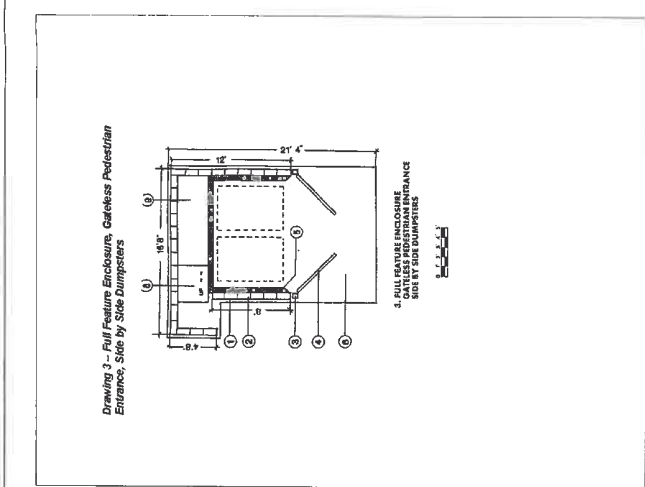
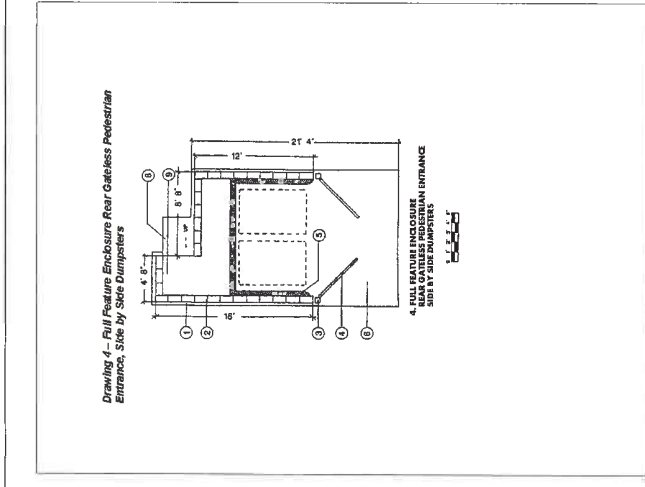
PROJECT: TRASH ENCLOSURE
 DATE: 11/2/2014
 ALYD SHEET

DD601

PROVISIONS: _____
 OTHER: _____

CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES

- 4" PCC foundation, extending 4" beyond enclosure walls, over 80% compacted base.
- 6" x 6" x 16" O/C (or diamond block), 6" high masonry walls, coordinate to counterpart surrounding architecture to Design Review Board approval.
- 6" square 3/16" thick steel jamb tubes, concrete filled, 2" clearance between jamb tubes.
- 1/8" (or embed metal) girths with 2" x 2" x 1/4" steel angle iron frame and diagonal bracing. Continuous weld at joints.
- 6" x 6" PCC curb.
- 6" thick PCC loading pad over 90% compacted base, 4% maximum slope.
- Pedestrian gate, constructed to standards of Construction Code 4.
- Access ramp (use where raised walkway is to be installed).
- 6" embed PCC roadway, 3" wide (optional).
- 6" embed PCC curb, 3" high (optional).
- 3/16" metal gate web with stick bolt assembly welded in place (see detail).
- 14" x 30" PCC footing.
- 64 horizontal rebar.
- 64 vertical re-bar @ 32" O/C in PCC filled cells.
- 64 re-bar continuous in footing under walls and gate openings.
- Cane bolt and cane bolt receptacle (see detail sheet).
- See notes on drawings for additional details. All construction specifications are also acceptable, if approved by the Design Review Board in prior staff.



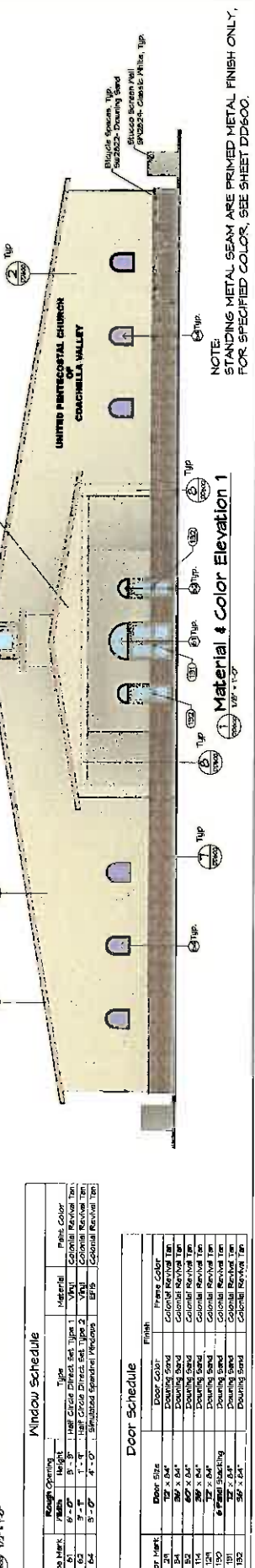
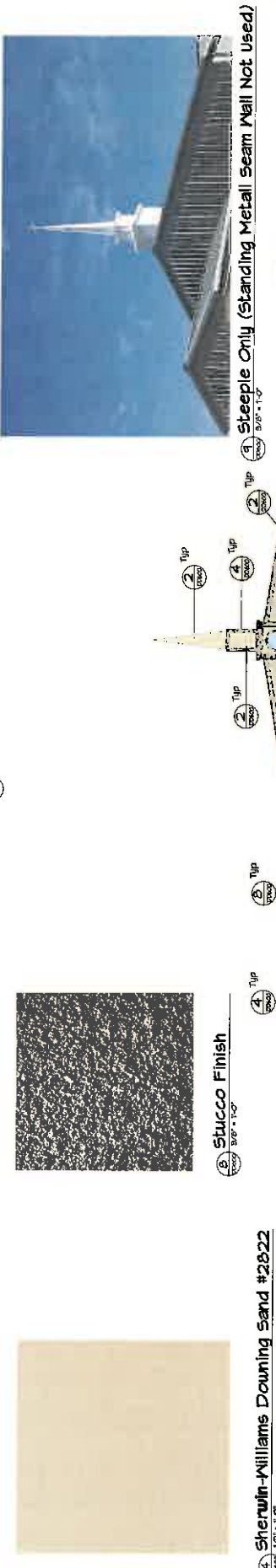
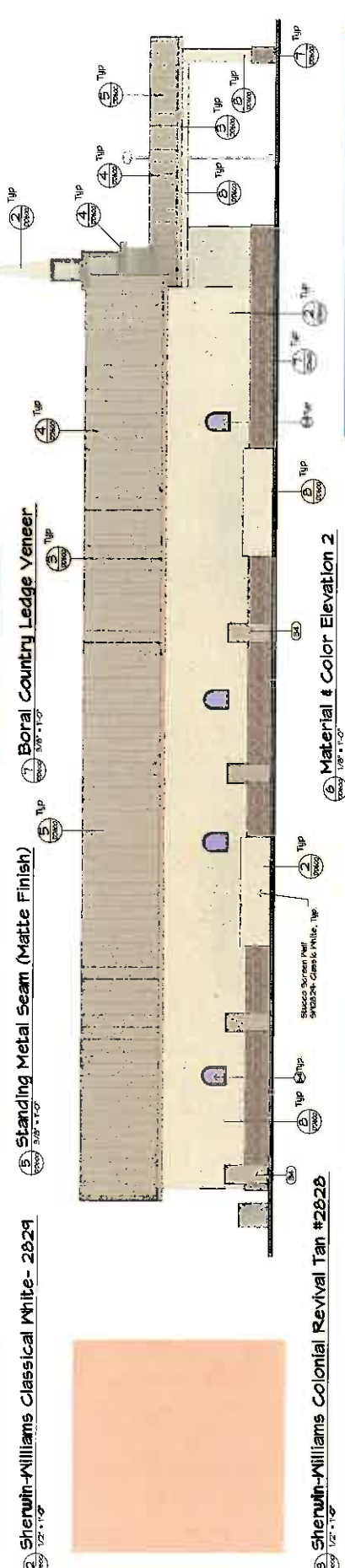
NO.	DATE	DESCRIPTION

Consulting Engineer



ATD CONSULTING
 14071 Peyton Ln., #2051
 Chino Hills, California 91709
 Tel: 909-438-7188
 Fax: 909-438-7189
 www.atdconsulting.com

Architect: Planning / Erdemir / Project Management
UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282
 APN: 668-200-019-6
 UFG001-1-B
 DRAWING DATE: 08/20/14
 ALLD: 08/20/14
 SHEET: DD600



Window Schedule

Typo Mark	Range Country	Area	Height	Typo	Material	Paint Color
W1	6'-0"	3'-0"	10'-0"	1/2" CRGZ Direct Set, Type 1	VNL	Colonial Revival Tan
W2	6'-0"	3'-0"	10'-0"	1/2" CRGZ Direct Set, Type 2	VNL	Colonial Revival Tan
W3	6'-0"	3'-0"	10'-0"	1/2" CRGZ Direct Set, Type 3	VNL	Colonial Revival Tan

Door Schedule

Door Mark	Door Size	Finish	Material	Paint Color
D1	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D2	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D3	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D4	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D5	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D6	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D7	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan
D8	3'-0" x 6'-0"	Downing Sand	Colonial Revival Tan	Colonial Revival Tan

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms.

The project site is currently vacant and located directly east to Highway 62. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located directly adjacent to a solar energy facility (across Worsley Road to the east) and approximately 1,000 feet north of a wind energy facility. **APN: 668-200-019**



NOTICE is HEREBY GIVEN that the Riverside County Planning Department has prepared a Negative Declaration pursuant to the requirements of CEQA for the above project. The public review period for the Negative Declaration is from Friday, April 25th, 2018 to Monday, May 25th, 2018. Written comments on this Negative Declaration will be accepted during the public review period.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The proposed negative declaration and associated documents including technical reports may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information, an appointment or to receive an electronic copy of the document, contact the project planner.

At the time of this notice, a public hearing has not been scheduled for the proposed project. A separate notice for the public hearing on the project will be provided once the date and time for the hearing is set. All comments received during the public review period will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E
Assistant TLMA Director

NEGATIVE DECLARATION, ENVIRONMENTAL ASSESSMENT No.
42982

Project/Case Number: PP26164

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jason Killebrew Title: Project Planner Date: April 18, 2018

Applicant/Project Sponsor: United Pentecostal Church

Date Submitted: April 25, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Jason Killebrew Date: June 4, 2018

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

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

For additional information, please contact Jason Killebrew at 951-955-0314.

Y:\Planning Case Files-Riverside office\PP26164\ND Coverletter.docx

Please charge deposit fee case#: ZEA42982 PP26164

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42892
Project Case Type (s) and Number(s): PP26164

Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jason Killebrew, Urban Regional Planner IV
Telephone Number: 760 863-7684
Applicant's Name: United Pentecostal Church
Applicant's Address: PO Box 596 Desert Hot Springs CA 92240

I. PROJECT INFORMATION

Project Description: A request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The maximum height of the church building is 32 feet with a proposed 50-foot high steeple (architectural feature). The project will provide 262 parking spaces on 7.63 gross acres. – APN: 668-200-019

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

B. Total Project Area: 7.63 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 22,406	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 668-200-019

Street References: Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road

Section, Township & Range Description or reference/attach a Legal Description: A parcel of land lying within the northeast quarter of the southeast quarter (NE1/4 SE1/4) of Section 7 and within the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 8, all in Township 3 South, Range 4, East of the San Bernardino Meridian, County of Riverside, State of California,

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located at the southeastern base of the San Bernardino Mountains, and consists of relatively gentle sloping terrain that slopes downward in a northwest to southeast direction. The existing drainage course follows this sloping direction. The terrain in the project area generally slopes to the southeast on an alluvial fan. The majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site located at the southeast intersection of Dillon Road and Worsley Road. Wind turbine facilities are located south of 18th Avenue, and Highway 62 to the west. There are also some parcels scattered northeast of the subject site developed as single family residential lots.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. In addition, the proposed church use will not conflict with any General Land Use policies.

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted a plot plan application (PP26164) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act. The project as proposed meets all the development standards of Ordinance No. 348 and therefore is consistent with subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. The project would take primary access from Worsley Road, which front the subject site to the east. The existing circulation to the site has been deemed adequate. All potential impacts to the General Plan Circulation Element have been analyzed in this initial study. The project is not proposing to make any changes to the existing circulation.
3. **Multipurpose Open Space:** The proposed project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located with any CVMSHCP conservation area. The nearest conservation area is located to the west, on the west side of Highway 62, approximately 2,000 feet from the proposed project. The site, although not in a conservation area, is located within the CVMSHCP fee area, and would be subject to any applicable fees. The proposed project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located within a mapped Fault Zone, but is within an area that has a moderate susceptibility to liquefaction and susceptible to subsidence. A preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure structures at the site will be appropriately designed. The site is located in an area that is sensitive to flooding. A hydrology study was prepared by TGA Engineering, Inc. and reviewed by the Riverside County Flood and Water Conservation District and concluded that the 100-year storm events existing and proposed would be practically equal, therefore the project will not trigger a flood related impact. The project site is not located within a high fire hazard area. The proposed project will be required to comply with all applicable local and state regulations, including the California Building Code (through the Building and Grading Permits) to ensure health and safety. In addition, the proposed project has allowed for sufficient access to the site for emergency response through project design and the payment of development impact fees. The proposed project is consistent with the Safety Element of the General Plan.

5. **Noise:** The proposed use is a church facility surrounded by primarily vacant land with sparsely scattered residential to the west (across from Highway 62) and a renewable energy uses directly to the east. A Noise Impact Analysis, prepared by Kunzman Associates, Inc., that concluded that the project would generate short-term noise from construction, and long-term operational noise associated with the project and its parking lot. However, Peak hour operational noise from the proposed church, as designed, will not exceed the levels adopted by the County of Riverside. Therefore, the project will not conflict with any General Plan Noise Element policies.
6. **Housing:** No Housing is proposed or associated with the project. The subject site is vacant and designated Rural Desert, where a single-family residence would be allowed at a density of one dwelling unit per 10 acres. The subject site is approximately 7.63 acres and could support the construction of one single-family residence. Therefore, the proposed project would not result in the displacement of significant number of existing housing, nor create a need for new housing. The proposed project will not conflict with the General Plan Housing Element polices.
7. **Air Quality:** The proposed project includes site preparation and construction-related activities. The proposed project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. The proposed project will not conflict with the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Desert

E. Overlay(s), if any: None

F. Policy Area(s), if any: San Gorgonio Pass Wind Energy

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Desert

4. **Overlay(s), if any:** None

H. Policy Area(s), if any: San Gorgonio Pass Wind Energy

I. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

J. Existing Zoning: Controlled Development W-2

K. Proposed Zoning, if any: None

L. Adjacent and Surrounding Zoning: Controlled Development W-2 to the West, South and North; and Wind Energy Resource to the East.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

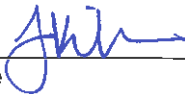
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature



Date

4/18/10

Jason Killebrew,
Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact: a) The proposed project is located adjacent to California State Route 62 (Highway 62), a state designated scenic highway corridor. The site is currently vacant and is surrounded to the south and east by renewable energy developments (solar and wind energy systems) that are visible from Highway 62. The proposed church has been designed to blend into the existing desert panorama area utilizing lighter earth tones and stone treatments. The proposed church building would be approximately 32 feet with a steeple element reaching 50 feet, shorter than the wind energy turbines in the area. The proposed church building is located approximately 350 feet from Highway 62. The site will adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. Adherence to this requirement would result in a less than significant impact upon the identified scenic highway corridor.

b) The proposed project has been designed to incorporate colors that will blend into the existing scenic corridor. The project will also incorporate native landscaping that will complement the finish building color. These project design features will enhance the site and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 41.9 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area, as the use of the site would predominately occur during the daytime. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses are vacant with the exception of wind turbines and a solar facility to the south and a business on the opposite side of Highway 62. The project proposes constructing a 22,406 square foot church building on 7.63 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. The nearest residential parcels are scattered approximately 2,580 feet to the northeast of the project site. At this distance it is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated that these residential properties would be exposed to unacceptable light levels created by the proposed project. Therefore, impacts to light levels will be considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by vacant undeveloped land with the exception of wind turbines and a solar facility to the south and east. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation (March, 2017)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities which would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and, and population estimates. The site is currently vacant with sparsely scattered residential uses approximately 2,600 feet away, energy producing facilities to the south and west, and existing business to the west on the west side of Highway 62. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2016 AQMP.

b) Short term air quality impacts would occur during site preparation, including grading and equipment exhaust. The project was screened using the CalEEMod version 2016.3.1 emissions model and concluded that the major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. These standard conditions will reduce emissions to the lowest amounts feasible. Construction emissions were screened and quantified in the Air Quality and Greenhouse Assessment, to document the effectiveness of these control measures. Therefore, short-term, construction emissions from the proposed project will not result in a significant impact.

The long-term, operational emissions from the proposed project would occur during the projects operation primarily through vehicle trip emissions. Operational emissions include Energy (generation and distribution of energy to use), Area (church land use), Mobile (CalEEMod default for a 450 fixed pew place of worship: 275 weekday trips, 405 Saturday trips, and 833 Sunday trips), and GHG emissions. Based on Table 8 of the Air Quality and Greenhouse Assessment, all operational emission categories would not exceed the SCAQMD thresholds, and therefore would not result in a significant impact. The project would not exceed the Riverside County's GHG screening threshold of 3,000 CO₂e per year, therefore consistent with the Riverside County's Climate Action Plan. Furthermore, as demonstrated in Table 10 of the Air Quality and Greenhouse Assessment, the project would not exceed the Localized Significance Emission Thresholds established by the SCAQMD *Final Localized Significance Threshold Methodology, 2003*. Therefore, while the potential that vehicle trips may increase due to the project is self-evident because the proposed project is a new church which will be built on vacant land, the vehicle trips and subsequent air quality emissions are considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include some scattered single-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and scope of the project.

e) An Air Quality Assessment, prepared by Lilburn Corporation, dated March 23, 2017, indicates that surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance. The type of facilities typically considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations, dairy farms, petroleum refineries, asphalt batch plants, chemical and food manufacturing facilities. The proposed project will operate as a church and would not generate the type of uses that would lead to the generation of objectionable odors. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Habitat Assessment, including MSHCP Consistency Analysis, Prepared by Gonzales Environmental Consulting, LLC. (September 26, 2017)

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A Habitat Assessment Including MSHCP Analysis was prepared by Gonzales Environmental Consulting, dated August 19, 2017 to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Habitat Assessment and focused presence/absence surveys for burrowing owl were conducted and found no signs of burrowing owl, and any other sensitive species using the proposed project site or the zone of influence. The project will be conditioned to conduct burrowing owl services prior to the initiation of construction activities. This is a condition of approval and is not considered to be mitigation for the project. Based on the data collected by Gonzales Environmental Consulting, there will be less than significant impacts related to threatened or endangered species.

c) A Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 concluded that no conservation land would be required to be set aside, and that no riparian areas were present on the subject site. In addition, the assessment determined that no significant habitat exists on-site. The project site has been vacant and undeveloped for some time. A desert dry wash was found on the southwesterly property line of the proposed project site that would fall under the jurisdictions of the Army Corp of Engineers, California Department of Fish and Wildlife, and California Regional Water Control Board. The project has been re-designed to move the project area completely out of these

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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jurisdictional boundaries. However, the project will be conditioned to obtain permits from the Army Corp of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board if grading and construction activities were to deviate from the site design and encroach into these jurisdictions. This is a condition of approval and is not considered to be mitigation for the project. Therefore, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d-f) The Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify any site features, water bodies, or waterways that would support any resident or migratory fish or wildlife species. The assessment concluded that the site did not contain significant suitable habitat. The project will be conditioned to comply with the Migratory Bird Treaty Act. This is a condition of approval and is not considered to be mitigation for the project. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on the Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017, the project is consistent with the policies of the General Plan, the MSHCP, and all other guidelines and regulations applicable to the site. The project is consistent with all applicable Ordinances. The assessment determined that there were no Oak trees or other trees of special concern on the site and therefore no impacts will occur.

Based on the Habitat Assessment Including MSHCP Analysis prepared by Gonzales Environmental Consulting, dated August 19, 2017 the cumulative effects of the proposed church project on biological resources are considered insignificant for the following reasons:

1. The proposed best management practices (BMP's) are part of the requirement for the proposed project by the Colorado River Regional Water Quality Control Board for protection of surface water quality in the Whitewater River Watershed from sediments in the proposed project runoff.
2. The disturbed habitat present is not contiguous with any blocks of habitat. Preserving the proposed project site would provide limited biological value because of the frequent anthropogenic disturbances that already occur on the project site.
3. If the proposed project is not constructed, potential impacts to the existing area would still occur as a result of sediment, erosion, population of invasive species and unauthorized disposal activities on the site.

Anticipated impacts to sensitive wildlife species would be less than significant, for the following reasons:

- (a) The majority of the potentially impacted species are common species and not Species of Special Concern;
- (b) The project area is vacant and undeveloped but already disturbed by the existing anthropogenic activities and surrounding developments; and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant. Results of the survey can be found in a report dated September 2017 and titled PDA05097- A Cultural Resources Assessment of a 7.63-acre Project as Shown on Plot Plan 26164 Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

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

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Application Material

Findings of Fact: a-b) In accordance with the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, no active faults are known to venture through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the review of regional geologic maps and GIS data (USGS 2008 Interactive an approximate source) the site is approximately 1.47 kilometers to the closest known active fault anticipated to produce the highest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground accelerations (Caltrans ARS online, and USGS Earthquake Hazard Programs). However, based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mandatory compliance with the California Building Code (CBC), will require structures proposed to be constructed on the site to be designed to resist the effects of seismic ground motion. Application of this requirement, the project design features, and construction BMP would result to a less than significant impact for earthquake related impacts.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Application Material

Findings of Fact: A liquefaction analysis were as part of the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 and were performed for the existing un-graded and proposed graded conditions. The analysis was conducted under the assumption of a conservative groundwater level of five (5) feet, representing the historic high groundwater level and the minimum thickness of the proposed compacted fill pad. The analysis of post-graded conditions determined that potentially liquefiable earth materials were not encountered in Boring B-1 below the minimum recommended removal and recompaction depths for the proposed structure. The analysis determined that dynamic settlement of sands due to liquefaction will be on the order of 0 inches. The liquefaction potential and dynamic settlement of sands analysis have been included within the appendices of the Preliminary Geotechnical Interpretive Report. Compliance with the California Building Code (CBC), along with the recommendations from the report will ensure less than significant impacts related to liquefaction.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: a) According to the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. In addition, the proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risks. This requirement is not considered unique mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Application Material

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 Landslide debris was not observed during Earth Strata's subsurface exploration and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site. Geologic mapping of the site conducted during Earth Strata's investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. Additionally, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the project site is not identified as an area with documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

15. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Under existing conditions, the project site is relatively flat. Implementation of the proposed project will require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed project, the site's existing topographic conditions will be maintained. Therefore, impacts will be less than significant and no mitigation will be required.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography. It is anticipated that the proposed grading activities will have a less than significant impact to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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

Monitoring: No monitoring measures are required

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

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

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project is located in an area that is largely undeveloped surrounded by sparsely scattered existing development. The project site is not anticipated to be impacted by off-site blowsand since current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Climate Action Plan, Application Material

Findings of Fact:

a) An Air Quality and Greenhouse Gas Assessment, prepared by Lilburn Corporation, dated March 23, 2017, prepared for the subject property indicates the project's total annual GHG emissions would be 265.7 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD) and the County of Riverside Climate Action Plan.

The project annual total of 265.7 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation and Climate Action Plan. The project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of regulations and measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. The project is consistent with the CEQA Thresholds and Screening Tables established in the Riverside County Climate Action Plan (December 2015), Appendix F, since the anticipated GHG emissions are less than 3,000 MTY CO₂e.

As a result of implementation of, and compliance with, the above measures, the project would not result in a significant amount of GHG emissions. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's effects on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the W-2 (Controlled Development) zoning. This zone permits for certain land uses which might have incidental use of hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the W-2 zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize with both driveways on Worsley Road. Therefore, the project will have less than significant impact.

d) No schools are located within one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore, the project will not result in an inconsistency with an Airport Master Plan. No impact would occur.
- b) The project site is not located within an Airport Master Plan and would not be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY	Would the project			
24. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Application Material

Findings of Fact:

a) The bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. Additionally, The site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs Master Drainage Plan (MDP). Neither MDP has proposed facilities in this area east of Highway 62 to alleviate the floodplain. The site is located on the fringe of floodplain flows from Garnet Wash and near a Caltrans 6-foot wide by 4-foot high reinforced concrete box culvert under Highway 62. Except for Caltrans road culverts, there is currently no drainage infrastructure to control storm runoff in this area. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits has the potential to alter the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage.

In accordance with the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates dated August 15, 2017 and revised on November 6, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan will be conditioned with the Transportation Department's conditions of approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to ensure that the project site be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs (see a-b above) include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the approved WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Mission Springs Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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). Therefore the impact is considered less than significant.

d) In accordance with the hydrology report and WQMP prepared by TGA Associates dated August 15, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan shall be conditioned with the Transportation Department's approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to comply so that the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

e) Although a portion of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. and the site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs MDP, The project is a church, and is not proposing any residential units or uses, therefore, the project does not propose to 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. Therefore, no impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be setback a minimum of 50 feet from the northerly and westerly property lines to allow for tributary offsite flows to be accepted onto the site and not deflected on to the adjacent property. Buildings and obstructions are to be situated parallel to the flow path to prevent blockage of flows and a minimum of 50 percent flow-through area shall be maintain throughout the project site. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

g-h) The project will not substantially degrade water quality. As a part of the proposed project, an infiltration basin will provide water quality treatment of stormwater runoff utilizing the BMP concept. It is not anticipated that the construction and operation of the infiltration basin would result in any environmental effects and therefore, this BMP operation result in a less than significant impact on environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project will alter the existing pattern of drainage and will direct onsite flow into drainage facilities. Design capture volume flows will be retained and infiltrated in a basin, and then released, following a similar drainage course to the natural drainage pattern that exist prior to the development of the site. The project will increase the amount of impermeable surfaces with paved parking and roofed areas, which will decrease the absorption rates of the site. However, these impermeable surfaces are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directed to drain towards landscaped areas prior to entering the drainage inlets and pipes that lead to the infiltration basin. These levels of decreased absorption are anticipated at a less than significant level since the water absorption will be accommodated by project design features (landscaping, infiltration basin, etc.).

c-d) The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site. However, the design features of the project including the infiltration basin are anticipated to reduce flows to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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

Source: Riverside County General Plan Land Use Element, Application Material, GIS database

Findings of Fact:

a-b) The site is located generally, at the southeast intersection of Dillon Road and Highway 62. The Land Use Designation for the property is Rural Desert (RD) and all the adjoining and surrounding parcels to the east, north and south of the subject property are designated RD as well. All parcels to the west of the subject property are designated (RR) Rural Residential. The Rural Desert land use designation allows for single-family residences and neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses. Although the church project would not considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community. Religious facilities are allowed in the subject W-2 zone, subject to a plot plan approval, and are commonly allowed by most County of Riverside zoning districts. In addition, the proposed project is located within approximately one mile of the city limits of the City of Palm Springs which is located across Diablo Road and approximately 2.5 miles from Desert Hot Springs City Limits located at Fairview Road. An electronic transmittal with the site plan attached was sent to both Cities on September 26, 2017. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the RR land use designation. It is anticipated that the proposed project would not interfere with, or create any significant impacts related to land use/planning in the immediate vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a) The project site is located within the W-2 zone which allows for the construction and operation of a church with the approval of a plot plan. The applicant has submitted a plot plan that this environmental assessment is analyzing. Therefore, the proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) All parcels to the west of the subject property are zoned as (RR) Rural Residential. Wind Energy Resource (WE) zoned parcels are situated to the west, north, and south and WE zoned parcels are located directly to the east of the subject property and on the west side of Highway 62. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The nearest Single Family Residential use is located approximately 2,580 feet from the project site. The remaining developed parcels have been developed with wind energy turbines and solar facilities. The project is proposing a church building on vacant land and would not create an impact to the nearby residential or renewable energy developments and therefore is compatible with existing and future land uses in the area.

d) Churches and other religious uses are permitted generally in most zones with a plot plan permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area that is unstudied where the significance of mineral deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and has been vacant for an indeterminate number of years. Therefore based on available information, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are a few scattered residential homes on large lots, wind energy turbines, solar arrays, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; the closest airport is the Banning Airport which is over eight miles away, therefore, the project will not expose people on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing or visiting the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is bordered by Worsley Road to the east, vacant land to the north and south, and Highway 62) to the west. A Noise Impact Analyses prepared by Kunzman Associates March 17, 2017 and on September 20, 2017. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see Table 2). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are “normally acceptable”. These standards apply to the proposed project itself.

The Sound PLAN model was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. Project average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicles traffic traveling on Twenty-nine Palms Highway (SR-62) and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. As stated previously, Worsley Road is designated as an Arterial (128 foot right-of-way) and Twenty-nine Palms Highway (SR-62) is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Twenty-nine Palms Highway (SR-62) were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project’s operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Peak hour operational noise would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Based on the results of the modeling data, noise analysis, and adopted County of Riverside standards, it was concluded that noise impacts associated with the project would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA	A	B	C	D				

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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"/>
b) A substantial temporary or periodic 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"/>
c) 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"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact analysis was submitted by the applicant, prepared by Kunzman Associates, dated March 17, 2017 and was revised on September 20, 2017. The noise impact analysis concluded that the noise levels related to the proposed project would be produced at a levels considered to be less than significant. In addition to this finding, the County's staff has provided several conditions, applicable to the proposed project that will ensure that noise created by the project is consistent with the municipal code. These are conditions of approval typical for any project in the County and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction hours would be limited by conditions of approval and County Ordinance No. 847 (noise ordinance). These are standard conditions of approval and requirements and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. The nearest single-family residence is located approximately 2,600 feet from the project site. In addition, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to "Map My County," the project site has been mapped as "Low Sensitivity" for paleontological sensitivity. The proposed Project will have a less than significant impact due to the scope of the Project. Nonetheless, the Project has been conditioned to address any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, there will be a less than significant impact to paleontological resources.

Mitigation: No Mitigation is required.

Monitoring: No monitoring measures are required

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. As a result, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impacts to fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff’s Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County’s development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

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

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The project is not proposing a residential use and therefore would not create an increase in the population that could impact school facilities. However, the applicant of this project is obligated to pay the applicable school impact fees. Fees are required to be paid prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

The proposed development may have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The project will not create a significant additional need for additional health services.. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is not within Community Service Area (CSA). All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would moderate impacts on use of existing neighborhood or regional parks or other recreational facilities. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on park and recreation services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact

Aside from bike trails as discussed under Section 44 of the EA, the proposed project has not incorporated any trails into its design and would not impact any trails in the area; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<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 type="checkbox"/>	<input checked="" 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) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate traffic to the area and regional transportation system. According to the Department of Transportation preparation of a Traffic Impact Analysis (TIA), it was determined that specific land uses, including churches, are exempt from having to prepare a TIA. Section 3.0 of the TIA Preparation Guide identifies certain types of projects, due to the size, nature and location to be exempt from the requirements of preparing a TIA. The types of projects that are generally exempt from preparing a TIA are described in Exhibit A of the TIA Preparation Guide. The TIA Exemptions (Exhibit A) were established per Board of Supervisor's action on November 5, 1996, include a provision for Churches, Lodges, Community Centers, Neighborhood Parks and Community parks to be exempt from TIA requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside's Circulation Element of the General Plan evaluates transportation demands necessary to preserve and increase available roadway capacity. The Circulation Element describes Level of Service (LOS) as a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. Furthermore, the LOS targets are used to assess the performance of a street or highway system and the capacity of the roadway. Although the church was exempt from preparing a TIA for the project, the noise study prepared by Kunzman Associates, Inc., dated September 20, 2017, evaluated the project's average daily trips (ADT) and estimated peak hour trips utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. This study modeled the planned roadways using ADT Level of Service "C" design capacities. Worsley Road as a designated Major (118 foot right-of-way), and Highway 62 as a designated Expressway (220 foot right of way), would be the primary roadways used to access the project site. The anticipated capacities of these roadways are 27,300 vehicle trips per day for Worsley Road and 32,700 for Highway 62 at a LOS "C." The project's peak demand will occur during weekend services, where the ADT is estimated at approximately 508 trips. Weekday vehicle trip generation is anticipated to be minimal since the church would be open for administrative, ancillary uses and smaller meetings only. Since the project's has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highway 62 are sufficient to handle the project, and therefore would not have significant impact related to circulation system. In addition, the project has been conditioned to provide a Class II Bicycle Lane on Worsley Road, consistent with the General Plan, as part of the required road dedication. The project is consistent with the Circulation Element would not conflict with any County policy regarding mass transit. Therefore, any impact are considered less than significant.

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements along the property's frontage on Worsley Road to improve and maintain the roads condition in a safe and working manner. Any impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways each on Worsley Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both paved and with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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some street improvements (curb and gutter), providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The County of Riverside's General Plan (Circulation Element, C-47) has identified Worsley Road to provide a Class II Bikeway within the ultimate right of way. The proposed project will provide the necessary dedication to allow Worsley Road to be expanded to its ultimate right of way (59 feet from centerline), and has incorporated the Class II Bikeway into its design. Therefore the project will have a less than significant impact on planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: GIS database, Application Database, Native American Consultation, On-site Inspections

Findings of Fact:

a-b) Notifications about this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Cultural Heritage requested consultation and additional information, including proposed conditions of approval. Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause an adverse change to a Tribal Cultural Resource. The consulting Native American Group concur with this condition and concluded all AB52 consultation efforts. No Tribal Cultural Resources were identified by any of the consulting tribes. This monitoring is a condition of approval in order to provide additional protection of any unidentified resources that may be encountered during ground disturbing activities and is not considered mitigation as the project was already determined to be less than significant. Therefore, with the project's adherence to the required conditions of approval, there would be a less than significant impact on Tribal Cultural Resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Mission Springs Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Mission Springs Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

47. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Mission Springs Valley Water District and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Therefore, it is anticipated that the project will have adequate access to sewer facilities and therefore, the impact is considered less than significant.

48. Energy Conservation

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

Source: County of Riverside General Plan, Application Material

Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/05/18, 10:33 am

PP26164

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26164. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Advisory Notice

The applicant, property owner, and visitors of the premises shall be made aware of the permanent renewable energy (solar and wind) facilities in the general vicinity of the project site (Plot Plan No. 26164, APN: 668-200-019).

Advisory Notification. 2 AND - Notification Document

The following requirements are included as part of the approval for Plot Plan No. 26164 (PP No. 26164) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 3 AND - Project Description & Operational Limits

PP No. 26164 is to construct a 22,406 square foot church containing a 8,572 square foot sanctuary, and various office, classrooms, and multipurpose rooms. The proposed church building will have a maximum roof line height of 32 feet and a steeple proposed at a height of 50 feet. The project would provide 262 parking stalls for the church on an approximate 7.63 acre site.

Advisory Notification. 4 AND - Use Expiration

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

Advisory Notification. 5 AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Causes for Revocation (cont.)
perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP No. 26164 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP No.26164, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Advisory Notification. 7 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.) (cont.)

Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance
(cont.)

4. Mitigation Fee Ordinances

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

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the

occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

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

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

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

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION
(cont.)

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

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E Health

E Health. 1 0010-E Health-USE - KITCHEN RESTRICTIONS

Environmental Health permit required for the kitchen if it is providing or selling food to its members and guests at events that occur more than 3 days in a 90 day period, or if it is providing or selling food to the public.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located in accordance with the California Fire Code.

Fire. 2 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be installed to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#88A-AUTO/MAN GATES

Gates shall be minimum 20 feet in width with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX (cont.)

A Knox rapid entry key storage box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 6 0010-Fire-USE*-*#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards. An approved water source for fire protection must be available before any combustible material is placed on the job site.

Flood

Flood. 1 FLOOD HAZARD REPORT

PP No. 26164 is a proposal to construct a church on a 7.63-acre site. The site is located on the west side of Worsley Road, approximately 500-ft south of Dillon Road in the Painted Hills area. State Route 62 (SR-62) bounds the site to the west.

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The site is located within the Garnet Wash Master Drainage Plan (MDP) and the proposed West Desert Hot Springs MDP. There are no structural improvements (e.g. channels, levees) proposed for Garnet Wash in either MDP to alleviate the floodplain. Instead, the recommended solution for Garnet Wash consists of implementing nonstructural floodplain measures (e.g., elevating) to protect future development within the floodplain.

The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits alters the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flooding and debris damage. Developments on sites with this type of topography and flood hazard should provide plenty of flow-through areas which will permit widespread flows to enter, pass through and exit the site. The finished floor of new buildings shall be constructed a minimum of 24-inches above the highest adjacent finished surface. Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be placed away from the property lines to allow for offsite flows to be accepted onto the site and not deflect onto the adjacent properties. Buildings and obstructions are to be situated parallel to the flow path to prevent

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)
blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan shows the building located approximately 80-ft north of the southern property line, outside of the natural watercourse, and elevated 24-inches above the highest adjacent finished surface.

The site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box culvert under SR-62 before entering the site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event. These flows traverse the southwest portion of the site and are considered highly erosive. Retaining walls are proposed parallel to the natural watercourse approximately 25-ft north of the thalweg. Due to these retaining walls being in close proximity to the wash, they should be designed to consider the maximum depth of scour along the base of the retaining wall to ensure that their foundations are set at elevations below the maximum expected scour depths, thereby preventing failure due to undermining. A smaller tributary drainage area entering the site at the northwest corner will be intercepted by earthen swales and conveyed around the proposed parking lot to the natural wash and Worsley Road. The onsite stormwater will drain to various landscaped areas within the parking lot and eventually to the infiltration basin located at the southwest corner of the site. The infiltration basin will outlet mitigated storm flows onto Worsley Road. A concrete spillway has been provided for the larger storm events to safely pass through the basin.

Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to address increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 2 Increased Runoff Criteria (cont.)
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

- Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST (cont.)
protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2 0010-Planning-USE - AGRICULTURE CODES

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (*Aonidiella aurantii*.)"

Planning. 3 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348

Planning. 4 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 5 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 6 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

Planning. 7 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Planning. 9 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 10 0010-Planning-USE - LAND DIVISION REQUIRED

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

Planning. 11 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 12 0010-Planning-USE - LOW PALEO

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - LOW PALEO (cont.)

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 13 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY
(cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 16 0010-Planning-USE- PHASES ALLOWED

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED

County Geologic Report GEO No. 2580, submitted for the project (PP No. 26164), was prepared by Earth Strata Geotechnical Services, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed United Pentecostal Church, Assessor's Parcel Number 668-200-019-6, Located Southeast of Dillon Road and Northwest of 18th Avenue, City of Desert Hot Springs, Riverside County, California," dated April 19, 2017. In addition, LGC has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 2580, Proposed United Pentecostal Church, City of Desert Hot Springs, Riverside County, California," dated January 12, 2018.

GEO No. 2580 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.
3. We estimate the dynamic settlement of the underlying sands due to liquefaction to be on the order of 0 inches.
4. Foundation settlement due to structural loads is anticipated to be less than 3/4-inch. Differential settlement may be taken as half of the total settlement (i.e., 1/2-inch over a horizontal span of 20 feet).
5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED (cont.)

GEO No. 2580 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
3. Competent alluvium is defined as having an in-situ relative density of 85%.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas.

This update to GEO No. 2580 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2580 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Transportation. 2 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - TS/EXEMPT (cont.)

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Transportation. 5 0015 - Transportation LSP - LANDSCAPE
REQUIREMENT

The developer/ permit holder shall:

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

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

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-BP - AB 1826

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS
(cont.)

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-BP - LANDSCAPE PRACTICES

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

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

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

Waste Resources. 4 0010-Waste Resources-BP- AB 341

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

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

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

Flood

060 - Flood. 1 Increased Runoff Mitigation Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060 - Fee Balance Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26164, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 60-Planning - MSWD Clearance Not Satisfied

A clearance letter from the Mission Springs Water District shall be provided to the Planning Department verifying compliance with the conditions stated in their letter dated November 16, 2016, summarized as follows: "Water Service is available for the proposed project provided the following conditions of service are completed..."

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- NATIVE AMERICAN MONITOR (cont.) Not Satisfied
authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 0060-Planning-USE- PROJECT ARCHAEOLOGIST Not Satisfied
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-STREAMBED PERMIT APPLICATI Not Satisfied
Per Habitat Assessment including MSHCP consistency Analysis (PDB06561-R1) prepared by Gonzales Environmental Consulting, dated August 19, 2017 (revised Sept. 26, 2017) there is a drainage feature present in the southwest corner of the project site. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602, if impacts to the state jurisdictional delineated area are anticipated which were not expected by the final site plan exhibit. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

Any impacts to drainages by project development may also require authorizations from the US Army Corp of Engineers and, Regional Water Quality Control Board. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-USE- PHASE IV CULTURAL REPORT Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE-NO BUILDING PERMIT WITHOUT A GRADIN Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-USE-ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-USE-ROUGH GRADE APPROVAL (cont.) Not Satisfied
receiving a rough grade permit final.
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 0080-E Health-USE - PERC TEST REQD Not Satisfied
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health LAMP shall be required.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied
A "will serve" letter is required from the agency/agencies serving potable water.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE* -#51-WATER CERTIFICATION Not Satisfied
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1 Elevate Finished Floor Not Satisfied
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent finished surface. Any pre-manufactured building shall be placed on a permanent foundation.

080 - Flood. 2 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance Not Satisfied
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from Mission Springs Water District to the Planning Department verifying compliance with the conditions stated in their letter dated

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance (cont.) Not Satisfied
November 10, 2016, summarized as follows: Water service is available for the proposed project provided the following conditions of service are completed..."

080 - Planning. 2 0080 - Planning - Conform to Elevations Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3 0080 - Planning - Conform to Floorplans Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied
Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied
the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 3 0080 - LSP - LANDSCAPE SECURITIES Not Satisfied
Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 4 0080-Transportation-USE - LIGHTING PLAN Not Satisfied
A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5 0080-Transportation-USE - R-O-W DEDICATION Not Satisfied
Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 6 0080-Transportation-USE - TUMF Not Satisfied
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN Not Satisfied
Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Plan: PP26164

Parcel: 668200019

80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN (cont.) Not Satisfied
- 080 - Waste Resources. 2 0080-Waste Resources-BP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

- 090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

- 090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in accordance with the California Fire Code and Riverside County Fire Department standards. Sprinkler system(s) will require the project structural engineer to certify (wet signature) that the building can support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

- 090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Fire

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 4 0090-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual and/or automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 5 0090-Fire-USE* -#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") providing the fire flow shall be installed per the California Fire Code.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

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

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

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

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090 - Planning - Parking Paving Materials Not Satisfied

A minimum of 262 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 2 0090 - Planning - Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090 - Planning - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4 0090 - Planning - Roof Equipment Not Satisfied

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

Transportation

090 - Transportation. 1 0090 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2 0090 - LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3 0090-Transportation-USE - IMP PLANS Not Satisfied

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENTS Not Satisfied

Worsley Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter located 38-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2 (76'/118')

NOTE: A 5-foot wide concrete meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION (cont.) Not Satisfied
 half-width right-of-way.

090 - Transportation. 6 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 7 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 8 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 9 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-BP - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-BP - WASTE REPORTING FORM Not Satisfied

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



Riverside County Planning Department – Palm Desert
77-588 El Duna Ct. Suite H
Palm Desert, CA 92211

March 30, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26164 (APN: 668-200-019)

Please be advised that the division of the property shown on Plot Plan No. 26164 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties



November 10, 2016

Michael Napolitano
Vice President of Architecture
TGA Engineering, Inc.
Empire Tower 1
3633 Inland Empire Blvd. Suite 920
Ontario, California 91764

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-250-001, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

Water Service

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch looped water main routed from one of the existing 12 inch water mains located north or east of the project to the existing 8 inch water main located south of the project crossing Worsley Road. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations

Sewer Service

Sewer Service is currently unavailable in this area.

This letter will automatically expire if not exercised within one year from the date above.



United Pentecostal Church - APN: 668-250-001
November 10, 2016
Page 2 of 2

Sincerely,



Danny Friend
Director of Engineering and Operations
(760) 329-5169 ext. 149
dfriend@mswd.org



May 2, 2018

Michael Napolitano
Vice President of Architecture
TGA Engineering, Inc.
Empire Tower 1
3633 Inland Empire Blvd. Suite 920
Ontario, California 91764

email: michaelnapolitano@charter.net

Subject: Water and Sewer Service Designation / Will Serve Letter for APN: 668-200-019, United Pentecostal Church

Dear Mr. Napolitano:

The Project site is located within the boundaries of Mission Springs Water District (MSWD) service area. The project is located south of Dillon Road on Worsley Road.

Water Service

Water service is available for the proposed project provided the following conditions of service are completed:

- The owner/developer will be required to design and construct a new 12 inch water main routed from the existing 12 inch water mains located at the intersection of the Smoke Tree Rd. and Worsley Rd., along the Worsley Rd. to the southeast corner of the Parcel 668-200-019. All engineered plans will be required to be designed per MSWD standards and specifications, and in accordance with the MSWD's Water Master Plan for facilities. All costs shall be borne by the owner/developer subject to reimbursement agreements.
- Once the above mentioned improvements are in place, the District would be able to supply up to 750 gallons per minute for fire flow demands.
- Current Board and administrative policies relating to the issuance and installation of new water services
- District Rules and Regulations



APN: 668-200-019, United Pentecostal Church.
May 2, 2018
Page 2 of 2

Sewer Service

Sewer Service is currently unavailable in this area. This letter reflects the scenario from the District's infrastructure from the date above until further notice, for developments in that area.

Sincerely,



Luiz Santos

Associate Engineer

(760) 329-5169 ext. 125

lsantos@mswd.org

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2017-018

January 25, 2018

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52 conclusion- PP26164

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP26164 EA42892 project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft
Cultural Resources Manager
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

September 14, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26164, EA42892

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

January 24, 2018

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PP26164, EA42892)

Dear Ms. Thomson:

This letter is in regards to continued consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for PP26164 and EA42892. This project entails the construction of a church and its associated parking lot. As stated in our letter sent August 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project area is within the Chemehuevi Traditional Use Area (TUA). Additionally, after analysis of the Cultural Report, conducted by Archaeological Associates, there were prehistoric and historic archaeological resources noted within one-mile of the project area. For these reasons, the project may have the possibility of significant impacts to cultural resources that concern the Tribe.

After analysis of the After review of the Records Search conducted for the project, the THPO concurs with the Conditions of Approval CUL-1 (Native American Monitor), CUL-2 (Project Archaeologist), and CUL-3 (Phase IV Cultural Report). Avoidance, if feasible, would negate adverse effects on the project. The Tribe continues to requests that approved Native American Monitor(s) from the Twenty-Nine Palms Band of Mission Indians be present during any ground disturbing activities during the project (CUL-1). The THPO also requests to be involved in the implementation of a Cultural Resource Monitoring Program (CUL-2).

The Tribe and THPO look forward to continuing working with Riverside County on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Madrigal, Jr.", is written over a faint, larger version of the same signature.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PP 26164
EA 42982
GFG 06350

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- REVISED PERMIT Original Case No. N/A
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: United Pentecostal Church

Contact Person: Pastor Royce Walker E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569
Desert Hot Springs City CA State 92240 ZIP

Daytime Phone No: (760) 671-5812 Fax No: ()

Engineer/Representative Name: TGA Engineering, Inc.

Contact Person: Manuel Gonzales, P.E./QSD E-Mail: mgonzales@tgaengineering.com

Mailing Address: 3633 E. Inland Empire Blvd., Ste. 920
Ontario City CA State 91764 ZIP

Daytime Phone No: (909) 941-2911 Fax No: ()

Property Owner Name: United Pentecostal Church

Contact Person: Pastor Royce Walker E-Mail: dhswalker@icloud.com

Mailing Address: P.O. Box 569
Desert Hot Springs City CA State 92240 ZIP

Daytime Phone No: (760) 671-5812 Fax No: ()

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

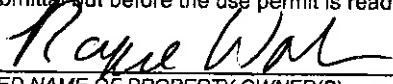
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Royce Walker



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668-200-019-6

Approximate Gross Acreage: 7.63 Acres

General location (nearby or cross streets): North of 10 Freeway (Exit 117 N.), South of Dillon Road, East of Highway 62, West of Worsley Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Church use with office/ancillary uses, sanctuary has 550 fixed seats, kitchen, parking, landscaping, and undeveloped portion of land.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XV W.2 Zone Section 15.1 (14) c. (7) churches, temples and other religious worship.

Number of existing lots: one (1)

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	N/A			Vacant Land	<input type="checkbox"/>	
2	N/A				<input type="checkbox"/>	
3	N/A				<input type="checkbox"/>	
4	N/A				<input type="checkbox"/>	
5	N/A				<input type="checkbox"/>	
6	N/A				<input type="checkbox"/>	
7	N/A				<input type="checkbox"/>	
8	N/A				<input type="checkbox"/>	
9	N/A				<input type="checkbox"/>	
10	N/A				<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	22,500	50'	one (1)	Church: Sanctuary meeting area, office, misc uses.		
2		25'		(per 15.2 A.)		
3		105'		Steeple (attached to building)		
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet			Use/Function		
1	3 ac. (+/-)			Parking and landscaping only for this site design review.		
2						
3						
4						
5						

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

No related cases filed.

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

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

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

Is this an application for a development permit? Yes No (Build a 22,500sp church)

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: United Pentecostal Church (TGA Engineering, Inc.)

Address: P.O. Box 569, Desert Hot Spings, CA 92240

Phone number: (760) 671-5812 (Pastor Royce Walker)

Address of site (street name and number if available, and ZIP Code): (Dillon Road)

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 668-200-019-6

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: N/A

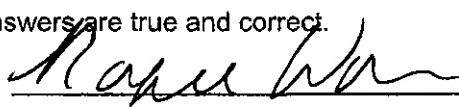
Applicant: N/A Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 11/29/16

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and United Pentecostal Church, a California Nonprofit Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 668-200-019 ("PROPERTY"); and,

WHEREAS, on December 20, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26164 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood

and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.**

COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for

COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY

OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when

personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:	PROPERTY OWNER:
Office of County Counsel	United Pentecostal Church
Attn: Melissa Cushman	Attn: Pastor Royce Walker
3960 Orange Street, Suite 500	Post Office Box 569
Riverside, CA 92501	Desert Hot Springs, CA 92240

7. **Default and Termination.** This Agreement is not subject to

termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

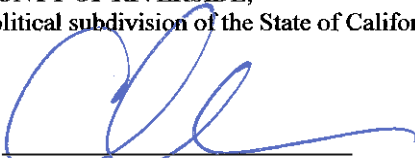
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

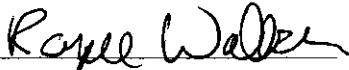
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 1/25/18

FORM APPROVED COUNTY COUNSEL
BY: 
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
United Pentecostal Church, a California Nonprofit Corporation

By: 
Pastor Royce Walker
President

Dated: 1/3/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP26164
Project Title/Case Numbers

Jason Killebrew (951) 955-0314
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

United Pentecostal Church P.O. Box 569, Desert Hot Springs, CA 92240
Project Applicant Address

Northerly of I-10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road, APN: 668-200-019
Project Location

REQUEST: Plot Plan No. 26164 proposes to construct a 22,406 square foot church, 32-feet high, with a 50'-0" high steeple. The proposed building floor plan includes an 8,572 square foot sanctuary and various office, classrooms and multipurpose rooms.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 16, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner _____ Title _____ Date April 16, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42982 ZCFG 06350

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – **Representative:** Michael Napolitano – **Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use:** Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – **Zoning:** Controlled Development Areas (W-2) – **Location:** Northerly of Interstate 10 , easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acre – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 4, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jason Killebrew at 951-955-0314 or e-mail at jkillebr@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

A Negative Declaration pursuant to the requirements of CEQA was prepared by the Riverside County Planning Department. The Negative Declaration was available for public review from April 25, 2018 to May 25, 2018. The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 06, 2018,

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

APN (s) or case numbers PP26164 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other

property owners within 600 feet of the property involved, or if that area yields less than 25

different owners, all property owners within a notification area expanded to yield a minimum of

25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,

based upon the latest equalized assessment rolls. If the project is a subdivision with identified

off-site access/improvements, said list includes a complete and true compilation of the names and

mailing addresses of the owners of all property that is adjacent to the proposed off-site

improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I

understand that incorrect or incomplete information may be grounds for rejection or denial of the

application.

TITLE: GIS Analyst

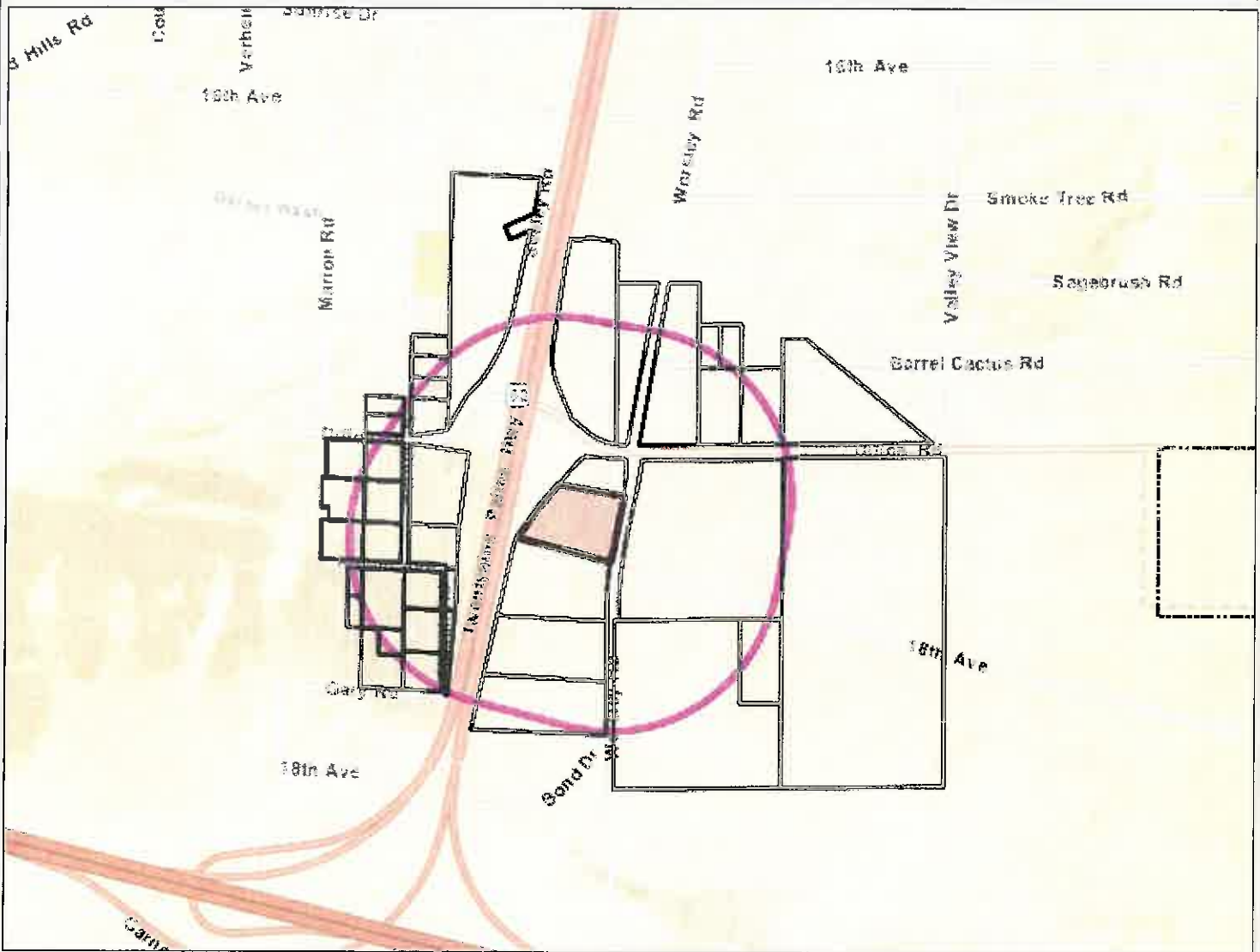
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26164Map (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...2/6/2018 2:29:04 PM

© Riverside County RCIT

**INVESTMENT SERVICES
FOR RIVERSIDE COUNTY**

BILLING CONTACT

United Pentecostal Church
P O Box 589
Desert Hot Springs, Ca 92240

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06350	12/20/2016	12/20/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06350	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL \$50.00

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

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

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

668190007
COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 200
PALM DESERT CA 92260

668171003
JASON KEITH ETCHASON
SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

668181016
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668171010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668230001
ROY EGARI
SHAHNAZ EGHRARI
13600 MARINA POINTE DR UNI
MARINA DEL REY CA 90292

668230004
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

668181008
JAMES E DUNN
LAURA A DUNN
1197 S UPLAND HILLS DR
UPLAND CA 91786

668230010
MICHAEL PATRICK DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

668172002
CLIFFORD GEORGE
28225 LIVE OAK CANYON RD
REDLANDS CA 92373

668181010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668172017
RIVERVIEW FLORENTINA
C/O C/O SUZANNE COWEE
72600 SUNDOWN LN
PALM DESERT CA 92260

668200019
UNITED PENTECOSTAL CHURCH
P O BOX 569
DSRT HOT SPG CA 92240

668172005
AMANCIO A DIZON
THELMA N DIZON
321 CODY RD
SAN DIMAS CA 91773

668230002
ECO GREEN STRUCTURES INC
BRANSON SNIDER
SAEED KASHEFI
14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

668250004
LANDTRUST INV INC
420 N MCKINLEY ST STE 111
CORONA CA 92879

668250005
WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

668230011
HOWARD WOLSIEFFER
PATRICIA WOLSIEFFER
14644 HOMEWARD ST
LA PUENTE CA 91744

668171005
SANDER SALKIND
PAULA K SALKIND
78440 DARBY RD
BERMUDA DUNES CA 92203

668172012
WILLIAM GARGILES
JOANN GARGILES
MICHAEL GARGILES

101 N ALBANY AVE
CRANFORD NJ 7016

668172003
JAMES E DUNN
LAURA A DUNN
1197 S UPLAND HILLS DR
UPLAND CA 91786

668200020
PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE

668250026
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

16610 CAMILIA AVE
TUSTIN CA 92782

668172013
JOHN STEVEN POLLHAMMER
2032 CONTESSA
IRVINE CA 92620

668182012
PAULA ETCHASON
3705 DEER FLATS ST
LAS VEGAS NV 89129

668172011
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668200009
DANIEL V HEADLEY
JOHN MELISSA
DEBRA LEE

13020 WOODCREST LN
CHESTERLAND OH 44026

668172001
DAKOTA DUNES INC
77933 LAS MONTANAS 101
PALM DESERT CA 92211

668172014
SCOTT M COOLEY
15900 KENNEDY RD
LOS GATOS CA 95032

668172016
RIVERVIEW FLORENTINA
C/O C/O SUZANNE COWEE
72600 SUNDOWN LN
PALM DESERT CA 92260

668172004
MARK ANDREW ELLIOTT
CORAZON CUEVAS ELLIOTT
P O BOX 2216
WILLITS CA 95490

668172015
SHARON PETRILLA
30065 MUIRFIELD WAY
CATHEDRAL CY CA 92234

668181009
JAMES E DUNN
LAURA A DUNN
1197 S UPLAND HILLS DR
UPLAND CA 91786

668190002
KHENG CHEW TSANG
KHENG BAN TSANG
KHENG LOK CHANG

668230006
RICHARD D WINKLE
ROBIN L WINKLE
RONALD R WINKLE

5542 ALESSANDRO AVE
TEMPLE CITY CA 91780

77584 BARONS CIR
PALM DESERT CA 92211

668250023
MOUNTAIN VIEW POWER PARTNERS III
C/O C/O VICE PRESIDENT OPERATIONS
1125 NW COUCH NO 700
PORTLAND OR 97209

668172006
JOHN COCKRELL
590 OLEANDER RD
PALM SPRINGS CA 92264

668171008
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668200008
MARGARET ANN VANDORPE
PHILIP BETTENCOURT
16610 CAMILIA AVE
TUSTIN CA 92782

668230008
STRINGER ENTERPRISES
THOMAS EDWARD STRINGER
PATRICIA LEE STRINGER
C/O TOM STRINGER
3910 CALLE ARIANA
SAN CLEMENTE CA 92672

668171006
MARK LEVINE
SAM LEVINE
MICHAEL LEVINE
C/O MARK LEVINE
40 FOXWOOD RD
LAKEWOOD NJ 8701

668172024
MISSION SPRINGS WATER DIST
66575 2ND AVE
DSRT HOT SPG CA 92240

668182013
GENE L TARDY
VONA E TARDY
45720 W BUCK LAKE RD
NASHWAUK MN 55769

668200018
PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE

16610 CAMILIA AVE
TUSTIN CA 92782

COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 200
PALM DESERT, CA 92260

JASON KEITH ETCHASON
SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS, CA 92263

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ROY EGARI
SHAHNAZ EGHRARI
13600 MARINA POINTE DR UNI
MARINA DEL REY, CA 90292

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9420 EKWANOK
DSRT HOT SPGS, CA 92240

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28225 LIVE OAK CANYON RD
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THELMA N DIZON
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ECO GREEN STRUCTURES INC
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14930 VENTURA BLV NO 200
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LANDTRUST INV INC
420 N MCKINLEY ST STE 111
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WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS, CA 92262

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Director's Hearing: June 18, 2018

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 1133, Change of Zone No. 7893, Specific Plan No. 392, Tentative Tract No. 37434	Applicant: Global Investment and Development – Joseph Rivani
Select Environ. Type	Environmental Impact Report	Representative: T & B Planning – Joel Morse
Area Plan:	Western Coachella Valley	Project Planner: Jason Killebrew
Zoning Area/District:	Thousand Palms District	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Supervisory District:	Fourth District	
Project APN(s):	694-050-001,006, 011, 012, 013 694-120-002, 010	

PROJECT DESCRIPTION AND LOCATION

Project Location and Setting

The project site comprises approximately 214.7 acres and is located adjacent to the north side of Interstate 10 (I-10) and Varner Road, between Cook Street and Monterey Avenue, within the Thousand Palms community in the Western Coachella Valley area of unincorporated Riverside County. The site is currently undeveloped, vacant land which is accessible from Varner Road.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) would be developed over the course of two phases: Phase 1 (which includes two sub-phases) and Phase 2. Phase 1A of the would develop 600 single-family residential units, a 14.5-acre elementary school, interim drainage facilities, a 2.3-acre electrical substation, approximately 30.6 acres of open space, and five (5) 0.5-acre pocket parks. Phase 1B would develop 529 Multi-family dwelling units within the Mixed Use Areas Planning Areas and 222,156 square feet of commercial retail development. Phase 2 would develop 372 multifamily residential units and 156,815 square feet of commercial retail space in addition to the removal of the interim drainage facilities.

Planning Entitlements

The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA0133), Specific Plan No. 392 (SP00392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR 37434):

General Plan Amendment No. 1133 (GPA No. 1133) proposed to change the project site's General Plan Land Use from High Density Residential (HDR) and Mixed-Use Area (MUA) to Specific Plan (SP). The General Plan Land Use Foundation Component would remain Community Development.

Change of Zone No. 7893 (CZ No. 7893) proposed to change the project site's Zoning Classification from Mixed Use (MU), Multiple Family Dwellings (R-2), General Residential (R-3), and Open Space Combining Area – Residential Development (R-5) to Specific Plan (SP)

Specific Plan No. 392 (SP No. 392), Ivey Palms Specific Plan ("Specific Plan"), proposes to establish a framework for the development of the project site. The Specific Plan, with its accompanying Zoning Ordinance, would establish standards for the development of project site. The Specific Plan would include regulations relative to land uses, site planning, building intensity, as well as Design Guidelines to direct development of the master planned community.

Tentative Tract Map 37434 (TR37434) would implement the construction of 600 single-family residences that would be constructed as part of Phase 1A.

PROJECT LOCATION MAP

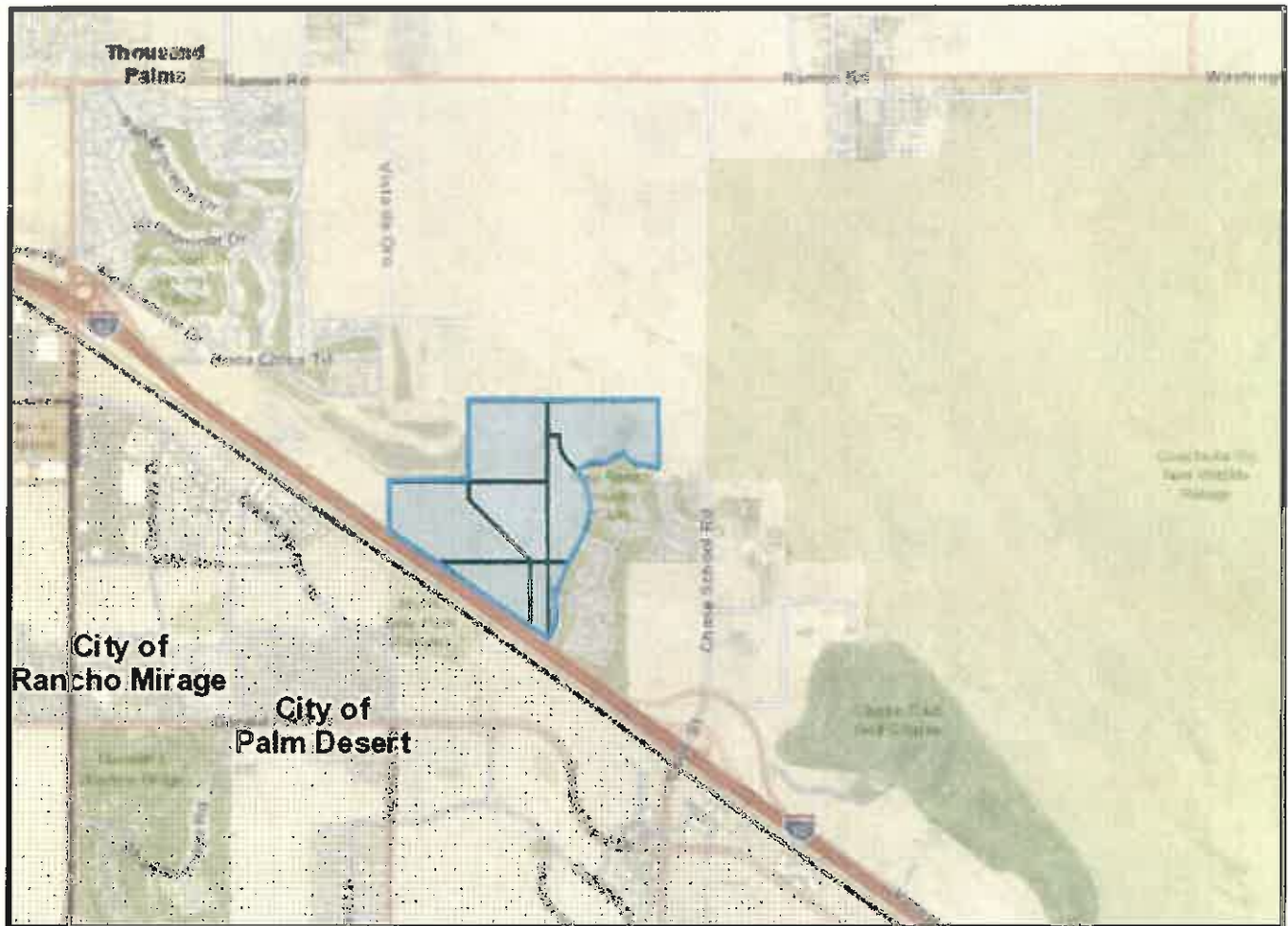


Figure 1 (Project Vicinity Map)

Project Area in blue

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	High Density Residential (HDR) Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	Specific Plan (SP)
Surrounding General Plan Land Uses	
North:	Rural Residential (RR), MUA
East:	Open Space Recreation (OS-R), Medium Density Residential (MDR)
South:	Freeway
West:	MUA
Existing Zoning Classification:	Mixed Use (MU), Multiple Family Dwellings (R-2), General Residential (R-3), Open Space Combining Area – Residential Development (R-5)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	One-Family Dwelling (R-1), MU
East:	R-5
South:	Rural Residential
West:	MU
Existing Use:	Vacant, Undeveloped
Surrounding Uses	
North:	Vacant, Undeveloped
South:	Interstate 10 Freeway
East:	Ivey Ranch Country Club
West:	Vacant Land, Golf Course

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	214.7 Acres	N/A
Total Proposed Number of Lots (TR37434):	601	N/A
Map Schedule (TR37434):	A	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
-------------	--------------	---------------------------------------

PROJECT BACKGROUND

Background:

The project site comprises approximately 214.7 acres. The majority of the site is vacant. The site is located approximately 170 to 180 feet above mean sea level in a relatively flat area with a gentle southwest gradient. Historically, during periodic major flood events, large volumes of off-site storm waters flows from the north and northwest portions of the site. Adjacent properties to the east are developed with residences and golf courses, specifically the Ivey Ranch Country Club.

The California Department of Department of Transportation (Caltrans) as assigned by the Federal Administration (FHWA), and in cooperation with the County of Riverside and the City of Palm Desert, prepared an Initial Study/Environmental Assessment (EA 08-0F1200) for a project ("Interchange Project") which proposes to construct a new interchange on Interstate 10 (I-10 at Portola Avenue). A Negative Declaration, pursuant to CEQA was completed and approved for the proposed "Interchange Project". The proposed "Interchange Project" would affect portions of Ivey Palm Specific Plan project area. However, for the purposes of this environmental review, the entire Ivey Palms Specific Plan area has been analyzed.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an EIR for the Project is warranted.

An EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

As part of the Notice of Preparation (NOP) of the EIR, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report (FEIR), prior to the formal public hearing on the proposed project.

An EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the NOP period including those made by reviewing agencies in addition to those received at the Scoping Session. The EIR will be circulated in draft form, for Notice of Completion (NOC) review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the FEIR prior to scheduling a public hearing on this item.

The NOP period began on May 22, 2018 and will run for thirty (30) consecutive days which is scheduled to conclude on June 22, 2018.

PUBLIC HEARING NOTIFICATION AND OUTREACH

NOP notices were mailed to property owners within 2,400 feet of the proposed project site, and to public agencies, organizations, and local public libraries, as well as posted on the County of Riverside Planning Department's website. As of the writing of this report Planning Staff has/has not received written communication/phone calls.

PROJECT RECOMMENDATION

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

IVEY PALMS SPECIFIC PLAN

GENERAL PLAN AMENDMENT NO. 01133 (GPA01133)

SPECIFIC PLAN NO. 392 (SP00392)

CHANGE OF ZONE NO. 07893 (CZ07893)

TENTATIVE TRACT MAP NO. 37434 (TR37434)

ENVIRONMENTAL ASSESSMENT NO. 42653

LEAD AGENCY:

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PLANNING DEPARTMENT
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PROJECT APPLICANT:

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CEQA CONSULTANT:



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May 9, 2018

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ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
A-1	Light Agriculture (Zoning Classification)
A-2	Heavy Agriculture (Zoning Classification)
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CD	Community Development (General Plan Foundation Component)
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CO ₂	Carbon Dioxide
C-P-S	Scenic Highway Commercial (Zoning Classification)
CR	Commercial Retail (General Plan Land Use Designation)
CSA	Community Service Area
CVAG	Coachella Valley Association of Governments
CVWD	Coachella Valley Water District
CWA	Clean Water Act
cy	Cubic Yards
CZ	Change of Zone
DRD	Desert Recreation District
du/ac	dwelling units per acre
EA	Environmental Assessment
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GIS	Geographic Information Systems

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
GPA	General Plan Amendment
gpd	Gallons per day
gpd/du	Gallons per day per dwelling unit
HCP	Habitat Conservation Plan
HDR	High Density Residential (General Plan Land Use Designation)
HHDR	Highest Density Residential (General Plan Land Use Designation)
I-10	Interstate 10 Freeway
I-BP	Industrial-Business Park (General Plan Land Use Designation)
IRWMP	Integrated Regional Water Management Plan
K-5	Kindergarten through 5 th Grade
LDR	Low Density Residential
LU	Land Use
MDR	Medium Density Residential (General Plan Land Use Designation)
MHDR	Medium High Density Residential (General Plan Land Use Designation)
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
M-SC	Manufacturing-Service Commercial (Zoning Classification)
MUA	Mixed Use Area (General Plan Land Use Designation)
MU	Mixed Use (Zoning Classification)
No.	Number
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
Ord.	Ordinance
OS-C	Open Space – Conservation (General Plan Land Use Designation)
OS/PP	Open Space – Parks (General Plan Land Use Designation)
OS/PR	Open Space – Public Reserves (General Plan Land Use Designation)
OS-R	Open Space – Recreation (General Plan Land Use Designation)
OS-W	Open Space – Water (General Plan Land Use Designation)
P.C.D.	Planned Commercial District (Zoning Classification)
PF	Public Facility (General Plan Land Use Designation)
PM	Particulate Matter
PM _{2.5}	Particulate matter <2.5 microns
PM ₁₀	Particulate matter <10 microns
PR	Planned Residential (Zoning Classification)
PSUSD	Palm Springs Unified School District
R-1	One Family Residential (Zoning Classification)
R-2	Multiple-Family Dwellings (Zoning Classification)

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
R-3	General Residential (Zoning Classification)
R-5	Open Area Combining Zone- Residential Developments (Zoning Classification)
R-A	Residential Agriculture (Zoning Classification)
R-A-5	Rural Agricultural (Zoning Classification)
REMAP	Riverside Extended Mountain Area Plan
RR	Rural Residential (General Plan Land Use Designation)
R-R	Rural Residential (Zoning Classification)
R-R-2 ½	Rural Residential (Zoning Classification)
R-T	Mobile Home Subdivisions & Mobile Home Parks (Zoning Classification)
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18
SSAB	Salton Sea Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet or square foot
S.I.	Service Industrial (Zoning Classification)
SOI	Sphere of Influence
S-P	Specific Plan (General Plan Land Use Designation)
SP	Specific Plan
SPA	Specific Plan Amendment
SP Zone	Specific Plan (Zoning Classification)
SR	State Route
sq. ft.	square foot
STA	Sunline Transit Agency
SWPPP	Storm Water Pollution and Prevention Plan
TR/TTM	Tentative Tract Map
UWMP	Urban Water Management Plan
WCVAP	West Coachella Valley Area Plan
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Ivey Palms Specific Plan (SP 392, the "Project") to affect the physical environment. Discretionary applications currently under consideration by Riverside County include the Ivey Palms Specific Plan (SP 392), General Plan Amendment (GPA01133), Change of Zone (CZ07893), and Tentative Tract Map No. 37434.

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. Proposed SP 392 encompasses approximately 214.7 acres of land, generally located north of the Interstate 10 (I-10) freeway, east of Bell Road, south of El Ramon Road, and west of Jack Ivey Drive. The proposed Project would develop up to 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site, a 6.4-acre community park, five (5) pocket parks, a 3.5-acre driving range, 15.0 acres designated for open space/recreation uses which would also be utilized as a component of the Project site's drainage plan, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. The Project also proposes to designate seven (7) planning areas (totaling 69.6 acres) at the Project site for Mixed Use Area (MUA) land use, which would allow for the development of mixed-use buildings consisting of up to 378,970 square feet (s.f.) of commercial retail space and up to 901 multiple family dwelling units. In addition, Planning Area 7 would be offered to the Palm Springs Unified School District (PSUSD) for development of a 14.5-acre K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7. If the PSUSD decides to develop a K-5 elementary school within Planning Area 7, then the 80 dwelling units would be reallocated throughout the other Planning Areas within the Ivey Palms Specific Plan.

This Initial Study is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the IS determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Riverside County prepared the proposed Project's Initial Study (IS) Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

- I. Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.

2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. “No Impact” answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

1.3 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Population/ Housing
- Public Services
- Recreation (Trails)
- Transportation/Traffic
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION AND SETTING

2.1 PROJECT LOCATION

The 214.7-acre area encompassed by the Ivey Palms Specific Plan No. 392 (SP 392) is located in the “Western Coachella Valley” area of unincorporated Riverside County. Western Coachella Valley is located within the central portion of Riverside County and is surrounded by the San Jacinto, Santa Rosa, and Little San Bernardino Mountains. The Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east (see Figure 2-1, *Regional Map*).

As depicted on Figure 2-2, *Vicinity Map*, the Project site is located immediately north and east of Varner Road, the I-10 freeway and the City of Palm Desert; south of Ramon Road and approximately 2.8 miles south of the Indio Hills; and west of Jack Ivey Drive and the Ivey Ranch Country Club, and approximately 0.75 mile west of the Coachella Valley National Wildlife Refuge. The City of Rancho Mirage is located approximately one mile to the west of the Project site, and the City of Indio is located approximately 4.5 miles to the east of the Project site. Regional access to the Project site is currently available from the I-10 freeway via the Cook Street and Monterey Avenue exits and Varner Road.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

As shown on Figure 2-3, *USGS Topographic Map*, and Figure 2-4, *Aerial Photograph*, the 214.7-acre Project site is relatively flat, ranging from around 150 feet above mean sea level (amsl) in the central portions of the Project site to approximately 175 feet amsl in the southern portions of the site. The Project site consists of predominantly undeveloped desert terrain, with the exception of the northeastern portion of the Project site which is used as a driving range by the Ivey Ranch Country Club located to the east of the Project site.

Land uses to the north of the Project site include generally undeveloped land. Land uses to the east of the Project site consist of a planned residential community and the Ivey Ranch Country Club golf course, with Xavier College Preparatory High School, the Classic Golf Course, and undeveloped land farther to the east; Varner Road (frontage road) and the I-10 freeway abut the Project site to the south, with predominantly vacant land and residential land uses located farther to the south; and residential land uses, open space, and undeveloped land located to the west of the Project site. (Google Earth, 2017)

2.3 EXISTING GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Figure 2-5, *Existing General Plan Land Use Designations*, the Riverside County General Plan Land Use Map designates approximately 142.8 acres of the Project site for “Mixed Use Area (MUA)” land use and approximately 71.9 acres for “High Density Residential (HDR)” land use (RCIT, 2017).

As shown on Figure 2-6, *Existing Zoning Classifications*, approximately 142.6 acres of the Project site is zoned as “Mixed Use (MU),” which allows for a variety of residential, commercial, and open space uses. Approximately 1.0 acre of the Project site are zoned as “Open Area Combining Zone Residential Developments (R-5),” which restricts residential construction, and allows for golf courses, clubhouses, and appurtenant facilities, noncommercial community association, recreation and assembly buildings, lakes and picnic grounds, cemeteries, horse riding academies, and stables. Approximately 1.3 acres of the Project site are zoned as “General Residential (R-3),” which allows for single-family dwellings and multiple family dwellings, limited noncommercial animal keeping, churches, congregate care facilities, business offices, hotels, Class I kennel/cattery, and mobile home park (with conditional use permit). The R-3 zoning classification requires a minimum lot size of 7,200 s.f. Approximately 69.9 acres of the Project site are zoned as “Multiple-Family Dwellings (R-2),” which allows for the development of single-family dwellings with a minimum lot size of 7,200 s.f. The R-2 zoning classification also

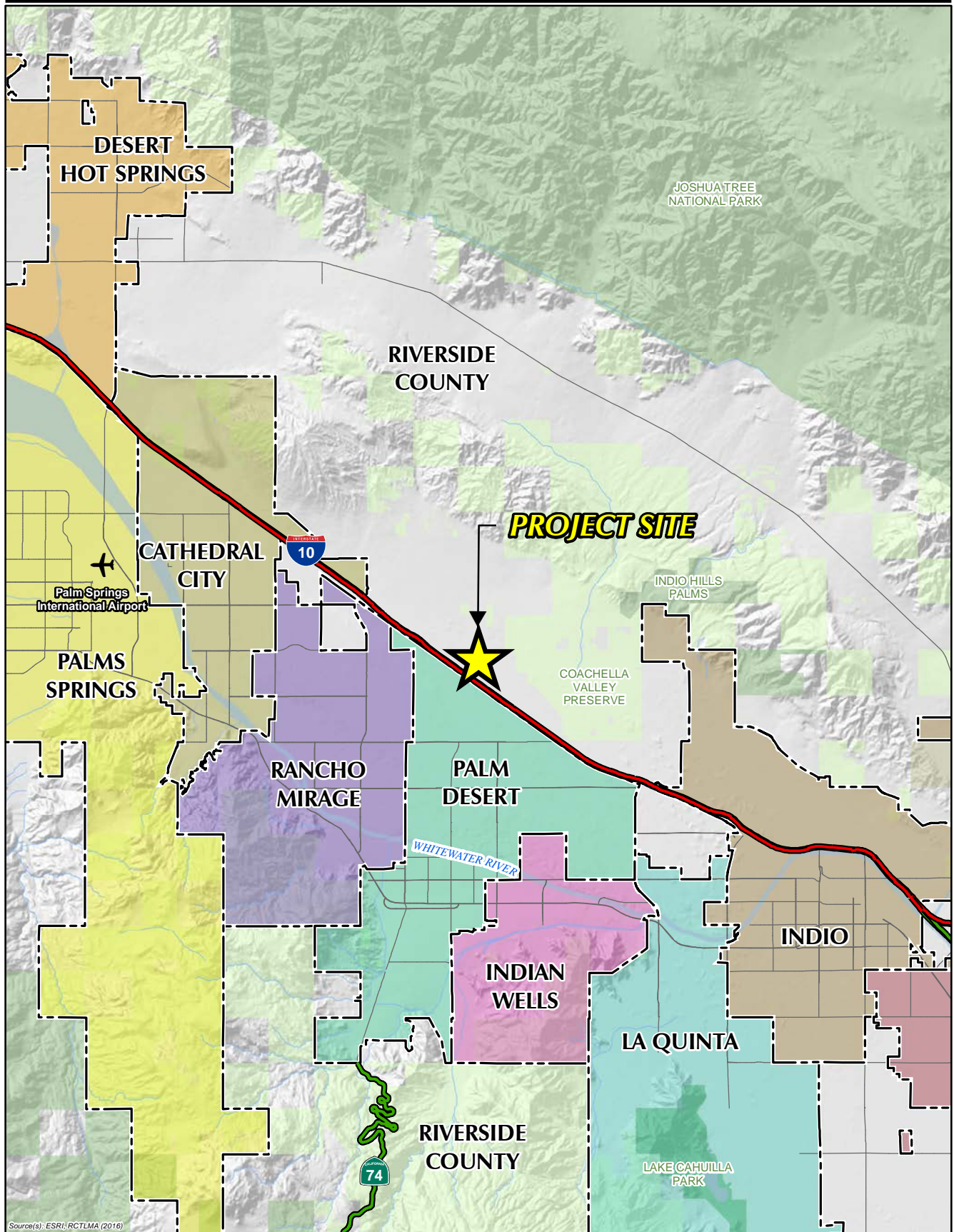
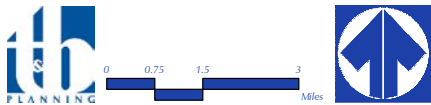
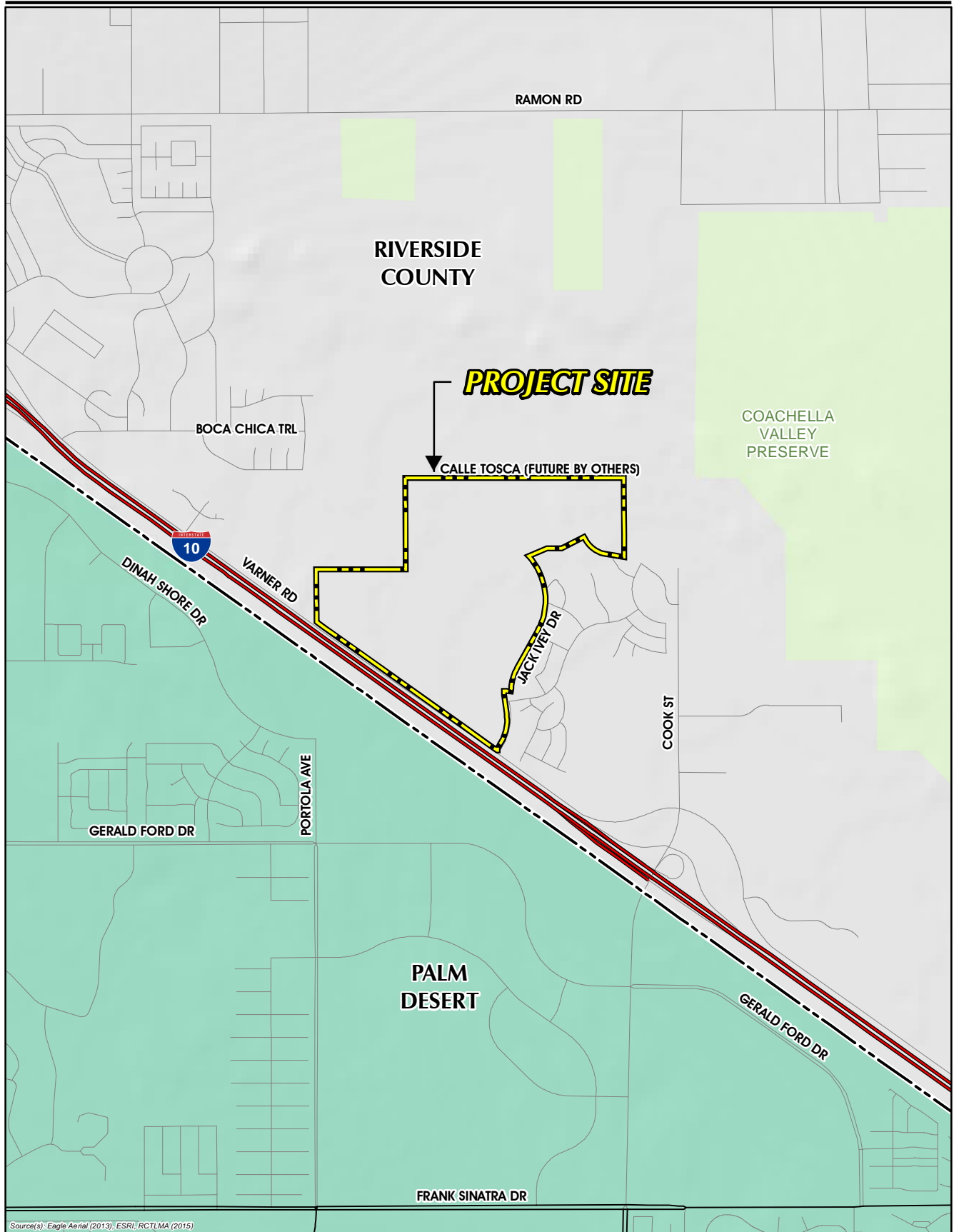


Figure 2-1

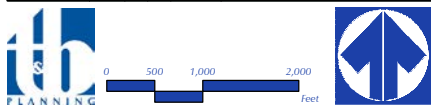


REGIONAL MAP

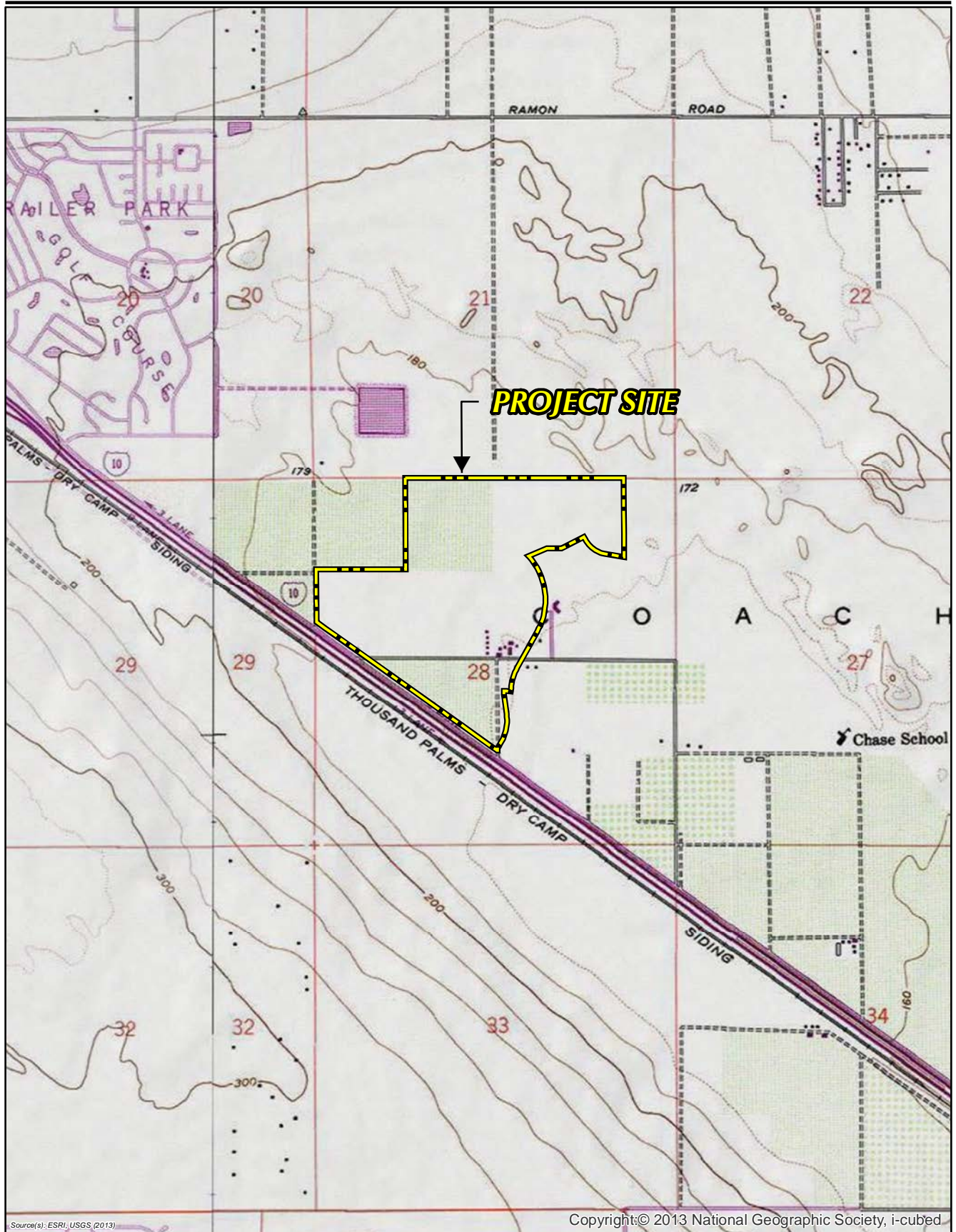


Source(s): Eagle Aerial (2013); ESRI; RCLMA (2015)

Figure 2-2



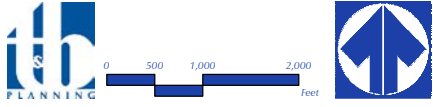
VICINITY MAP



Source(s): ESRI, USGS (2013)

Copyright: © 2013 National Geographic Society, i-cubed

Figure 2-3

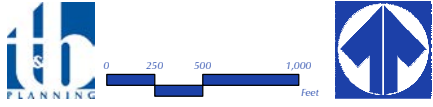


USGS TOPOGRAPHIC MAP



Source(s): ESRI, Google Earth Aerial (07/2016), RCLMA (2016)

Figure 2-4



AERIAL PHOTOGRAPH

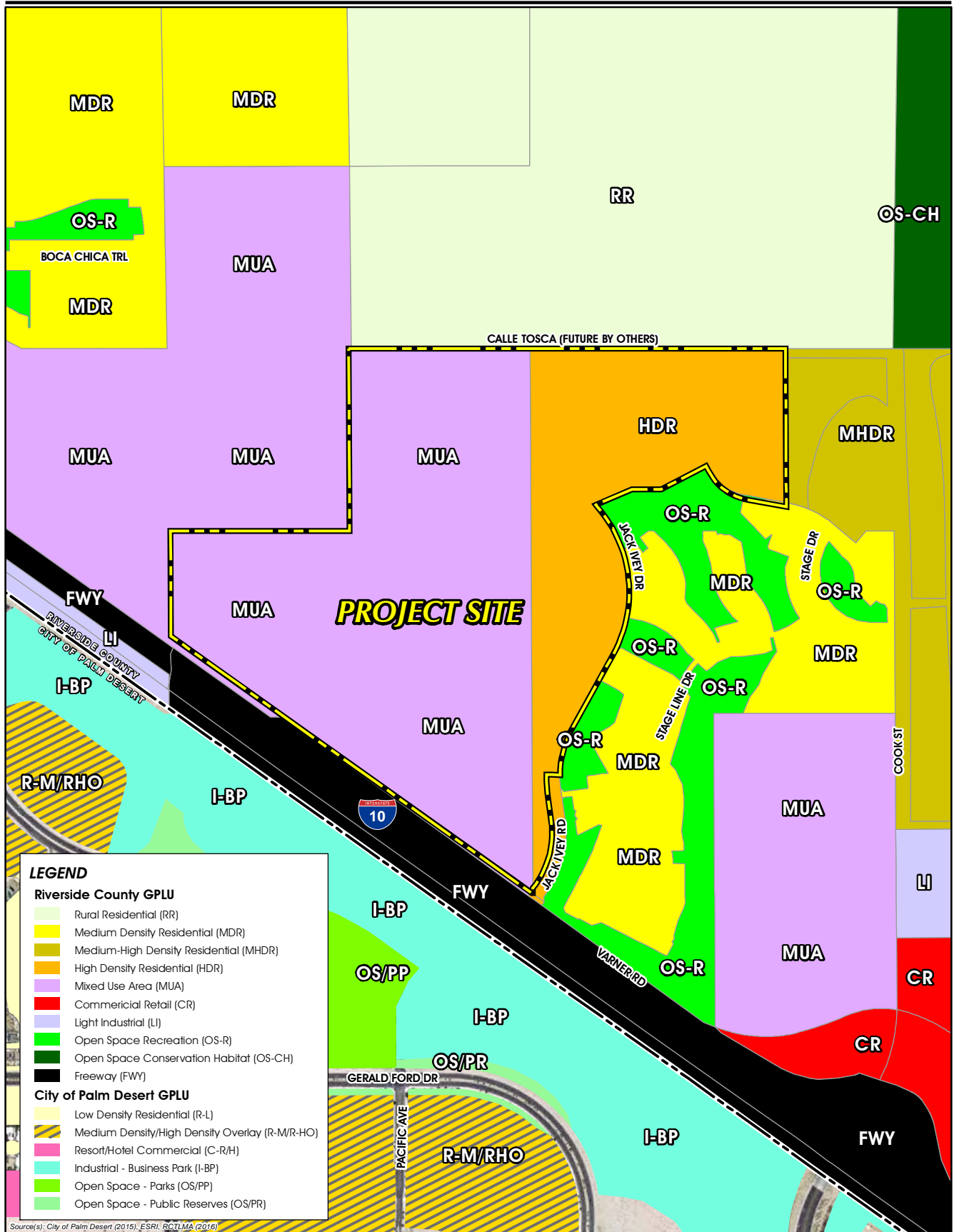
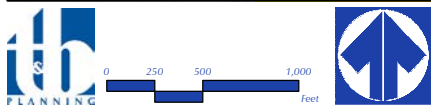


Figure 2-5



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

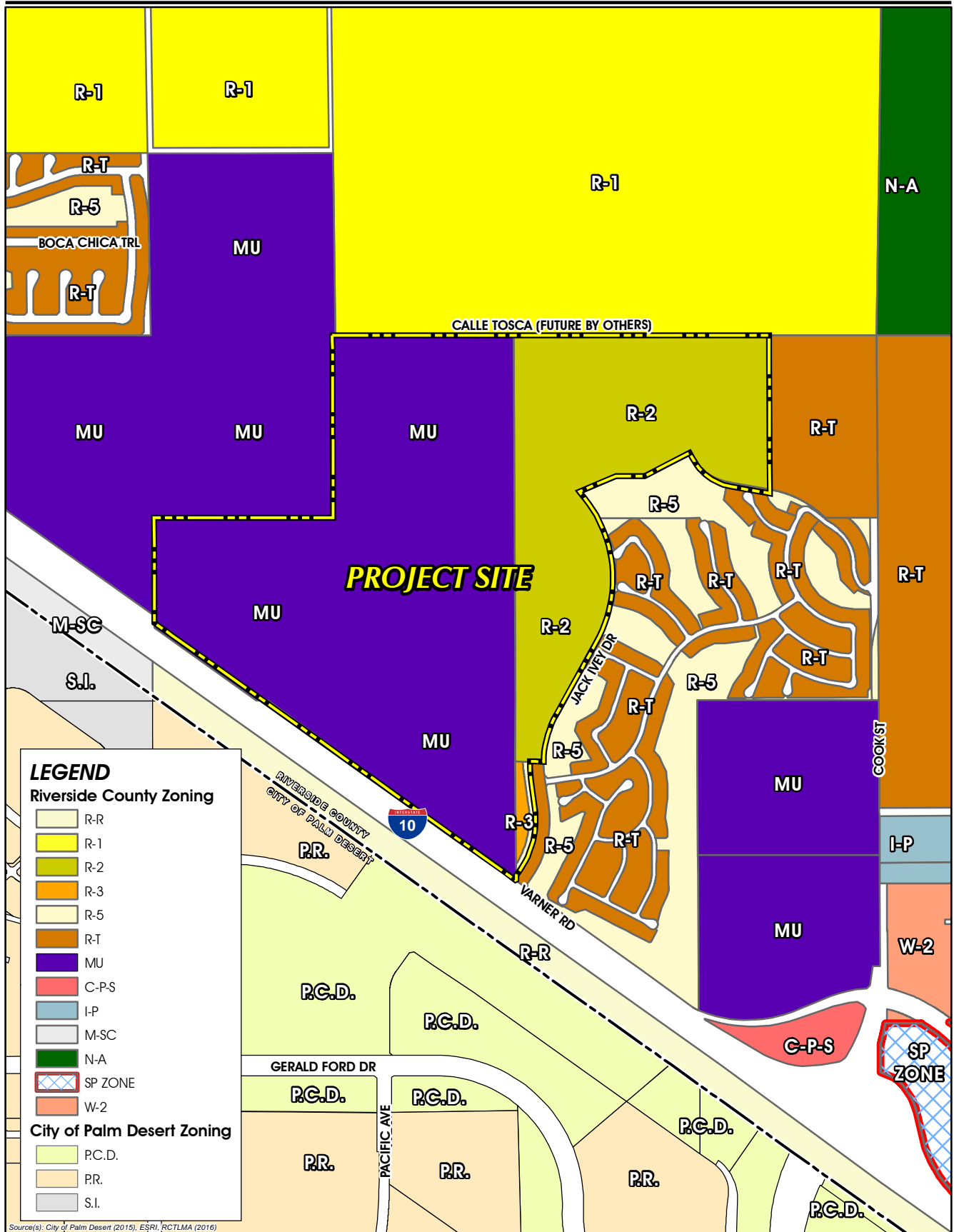
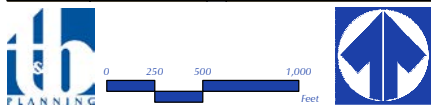


Figure 2-6



EXISTING ZONING CLASSIFICATIONS

allows for the development of multiple-family dwellings (at a density of one dwelling unit per 2,500 sq. ft. lot area), churches, congregate care residential, and Class I kennel/cattery facilities. (RCIT, 2017; Riverside County, 2017)

2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA01133), Specific Plan No. 392 (SP 392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR 37434). Approval of these applications would allow for development of the Project site with up to 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site that would be operated by the IID, a 6.4-acre community park, five (5) 0.5-acre pocket parks, a 3.5-acre driving range, 15.0 acres of open space/recreation that would also be utilized as a component of the Project site's drainage plan, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. Additionally, the Project proposes to designate a total of seven (7) planning areas at the Project site (totaling 69.6 acres) for MUA land uses, which would accommodate the development of mixed-use buildings that would include up to 900 multiple-family dwelling units and 378,970 s.f. of commercial retail space. In addition, the entirety of Planning Area 7 would be offered to the PSUSD for development of a K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7.

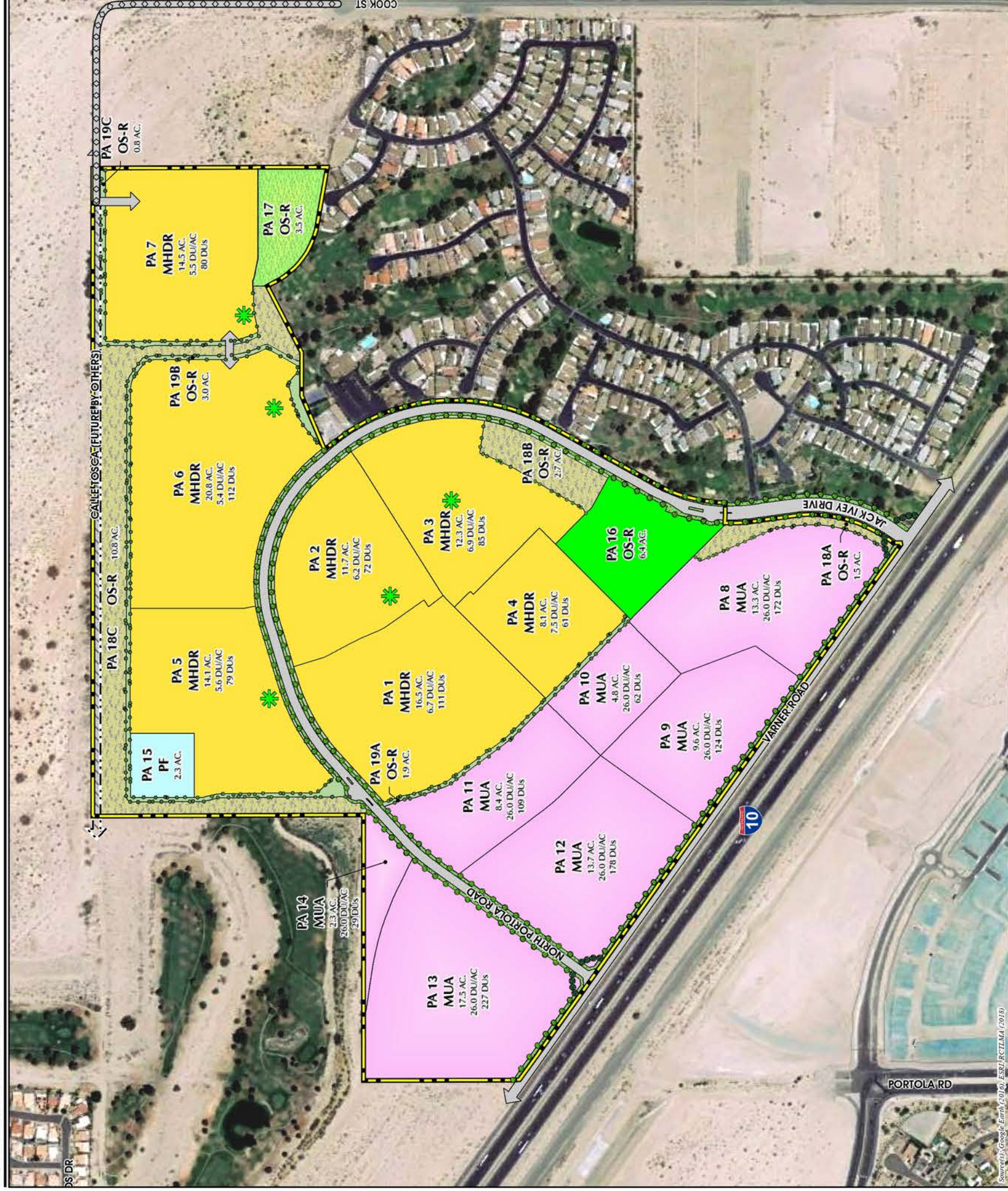
Portions of the Project site could be affected by a new proposed interchange on I-10 at Portola Avenue. Although the County of Riverside has not approved the I-10/Portola Avenue Interchange Project as of the date that this Environmental Assessment was prepared, the implementation of the proposed interchange improvements would result in the installation of a Portola Avenue overpass ramp and associated improvements along with a realignment of Varner Avenue within portions of the Project site that would be designated for Mixed Use Area land uses. Consequently, the implementation of the interchange project is anticipated to result in a corresponding reduction in the number of multi-family dwelling units within the Project site by 259 units (from 901 to 642 units) and the commercial square footage would be reduced by approximately 108,356 square feet (from 378,970 to 270,614 square feet).

2.4.1 Specific Plan No. 392

A. *Specific Plan Land Uses*

Figure 2-7, *Proposed Specific Plan Land Use Plan* depicts the proposed land uses of the Ivey Palms Specific Plan (SP 392). Specific Plan No. 392 would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 214.7-acre site. Specifically, SP 392 would create 23 planning areas within the Project site, with an overall residential density of 7.0 dwelling units per acre (du/ac). SP 392 would contain the following land uses:

- 98.0 acres of Medium-High Density Residential land uses divided into seven (7) residential planning areas. This designation would allow for the development of up to 600 dwelling units on lot sizes ranging from 4,000 s.f. to 5,500 s.f. Densities within each individual planning area would range from 5.0 to 8.0 du/ac for an overall gross density of 6.1 du/ac. Planning Area 7 would be offered to PSUSD for development as a 14.5-acre K-5 elementary school site.
- 69.6 acres of Mixed Use Area (with 50% Highest Density Residential land uses) land uses divided into seven planning areas. This designation would allow for the development of up to 378,970 s.f. of commercial buildings, and up to 901 dwelling units. Residential densities within individual planning areas would range from 20.0 to 40.0 du/ac for an overall gross residential density of 26 du/ac.
- 2.3 acres of Public Facilities land uses within Planning Area 15, which would allow for the development of an electrical substation within Planning Area 15 that would be operated by the IID.
- 6.4 acres of Open Space-Recreation (Park) land uses within Planning Area 16 which would allow for the development of a community park within Planning Area 16.



STATISTICAL ABSTRACT

RESIDENTIAL						
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUS	TARGET DUS ²
1	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	16.5	5.0-8.0 DU/AC	6.7	111	
2	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	11.7	5.0-8.0 DU/AC	6.2	72	
3	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	12.3	5.0-8.0 DU/AC	6.9	85	
4	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	8.1	5.0-8.0 DU/AC	7.5	61	
5	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.1	5.0-8.0 DU/AC	5.6	79	
6	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	20.8	5.0-8.0 DU/AC	5.4	112	
7*	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.5	5.0-8.0 DU/AC	5.5	80	
RESIDENTIAL SUB-TOTAL					6.1	600

MIXED USE AREA						
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUS	TARGET DUS ²
8 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	13.3	20.0-40.0 DU/AC	26.0	172	
9 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	9.6	20.0-40.0 DU/AC	26.0	124	
10 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	4.8	20.0-40.0 DU/AC	26.0	62	
11 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	8.4	20.0-40.0 DU/AC	26.0	109	
12 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	13.7	20.0-40.0 DU/AC	26.0	178	
13 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	17.5	20.0-40.0 DU/AC	26.0	227	
14 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	2.3	20.0-40.0 DU/AC	26.0	29	
MIXED USE AREA SUB-TOTAL					69.6	901

NON-RESIDENTIAL						
PA	LAND USE / PRODUCT	ACRES	DENSITY	TARGET	TARGET	TARGET
15	PF (PUBLIC FACILITY - ELECTRICAL SUBSTATION)	2.3	-	-	-	-
16	OS-R (OPEN SPACE - PARK)	6.4	-	-	-	-
17	OS-R (DRIVING RANGE)	3.5	-	-	-	-
18A	OS-R (OPEN SPACE - RECREATION)	1.5	-	-	-	-
18B	OS-R (OPEN SPACE - RECREATION)	2.7	-	-	-	-
18C	OS-R (OPEN SPACE - RECREATION)	10.8	-	-	-	-
19A	OS-R (OPEN SPACE - PASEO)	1.9	-	-	-	-
19B	OS-R (OPEN SPACE - PASEO)	3.0	-	-	-	-
19C	OS-R (OPEN SPACE - PASEO)	0.8	-	-	-	-
CIRCULATION		14.2	-	-	-	-
NON-RESIDENTIAL SUB-TOTAL					47.1	---

PROJECT TOTAL	214.7	---	7.0	1,501
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* PA 7 may be developed as a K-5 elementary school site as an alternative use.
 1 Target Units and Target Density are based on Gross Acres.
 2 Implementation within the MUA Planning Areas anticipate that 50% of the Planning Area Gross Acreage will be developed with Residential Land Uses consistent with the HHDR Designation (20-40 du/ac) at a target density of 26 du/ac, and the remaining 50% of Acreage with Commercial Uses.

Pocket Park

This street shall be designed as secondary access for PA 7 and constructed as a 20' paved section on the south and west side of the centerline. If PA 7 is developed as an elementary school site, street section shall be constructed as 32' of paving on the south and west side of the centerline.

Dedicated half width, future construction by others when needed.

Figure 2-7

PROPOSED SPECIFIC PLAN LAND USE PLAN

- 3.5 acres of Open Space-Recreation (Driving Range) land uses to allow for the development of a driving range within Planning Area 17.
- 15.0 acres of Open Space-Recreation land uses that would be utilized on an interim basis for storm water management until the construction of a permanent on-site storm water drainage system to manage storm water flows from off-site is completed.
- 5.7 acres of Open Space-Recreation (Paseos) land uses to allow for the development of 15-foot wide paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community.
- Five (5) 0.5-acre pocket parks throughout the Ivey Palms community.
- 14.2 acres dedicated for on-site roadway circulation.

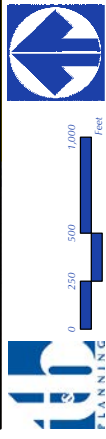
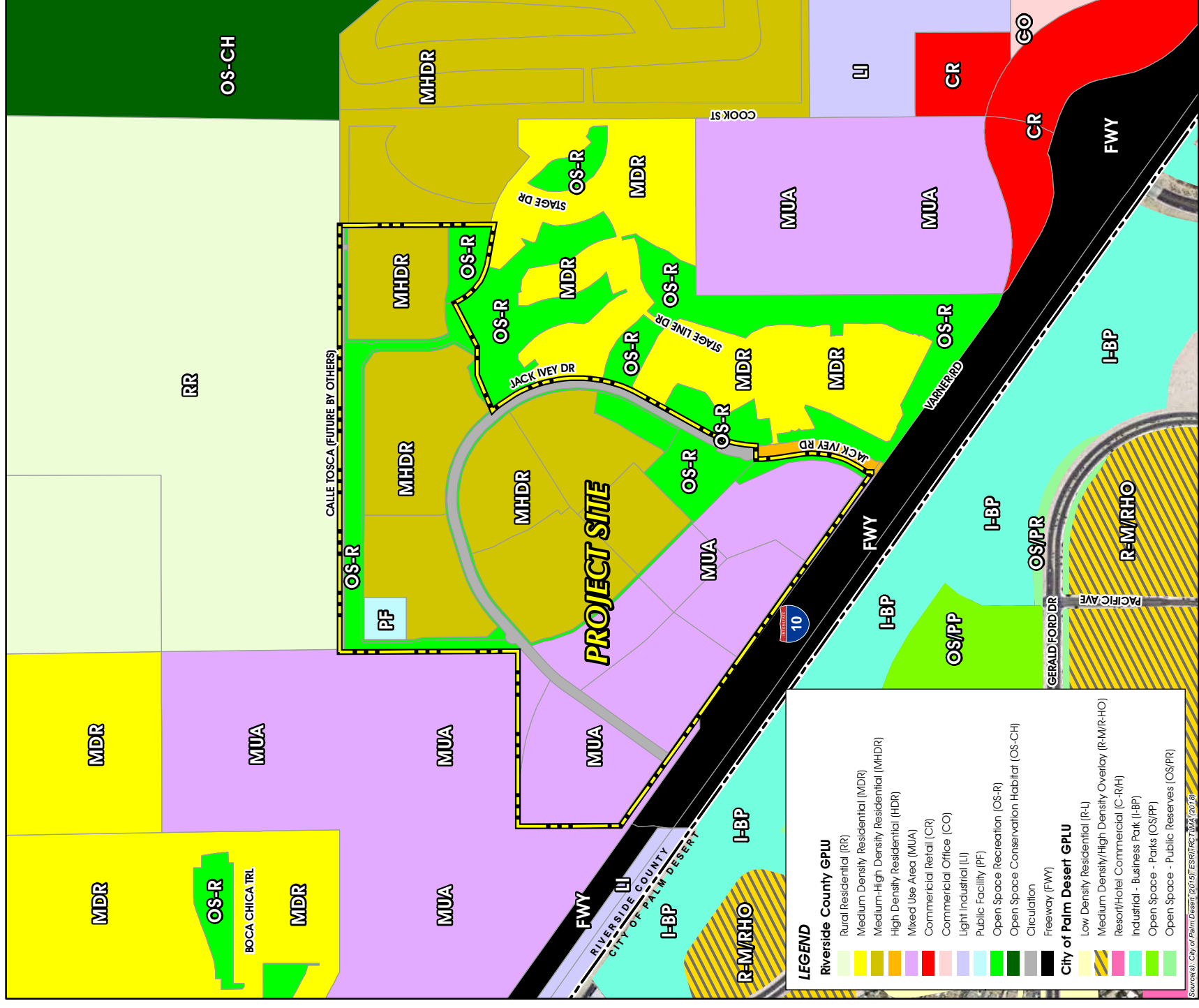
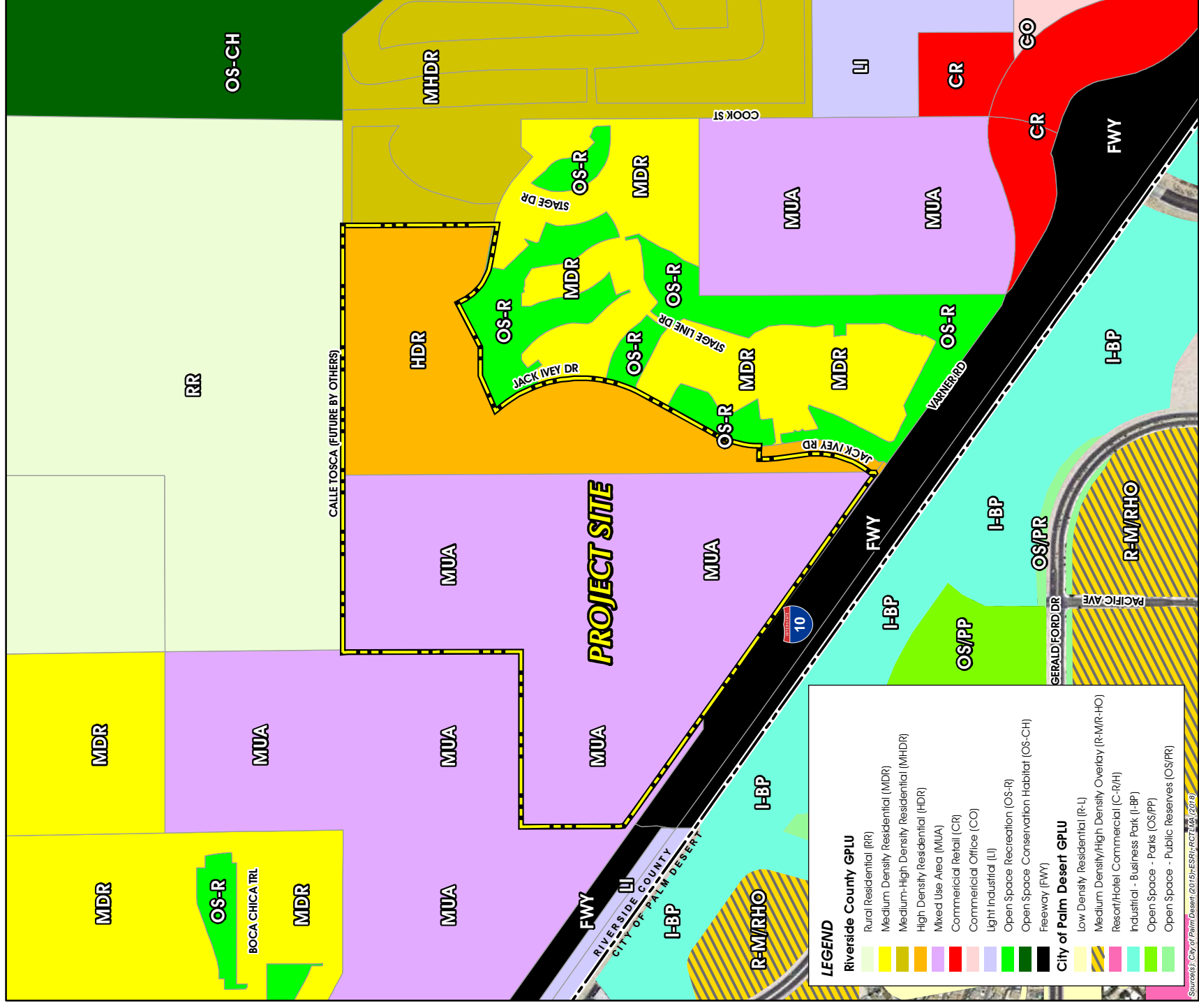
The land use types are proposed by SP No. 392 for the proposed 214.7-acre Project site are also summarized below in Table 2-1, *Specific Plan No. 392 - Land Use Summary*. Figure 2-7, *Proposed Specific Plan Land Use Plan* depicts the land uses that would be allocated to the 214.7-acre Project site with adoption of SP 392.

Table 2-1 Specific Plan No. 392 - Land Use Summary

PLANNING AREA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	DWELLING UNITS
1	Medium-High Density Residential	16.5	5.0-8.0 DU/AC	6.7	111
2	Medium-High Density Residential	11.7	5.0-8.0 DU/AC	6.2	72
3	Medium-High Density Residential	12.3	5.0-8.0 DU/AC	6.9	85
4	Medium-High Density Residential	8.1	5.0-8.0 DU/AC	7.5	61
5	Medium-High Density Residential	14.1	5.0-8.0 DU/AC	5.6	79
6	Medium-High Density Residential	20.8	5.0-8.0 DU/AC	5.4	112
7	Medium-High Density Residential	14.5	5.0-8.0 DU/AC	5.5	80
8	Mixed Use Area	13.3	20.0-40.0 DU/AC	26.0	172
9	Mixed Use Area	9.6	20.0-40.0 DU/AC	26.0	124
10	Mixed Use Area	4.8	20.0-40.0 DU/AC	26.0	62
11	Mixed Use Area	8.4	20.0-40.0 DU/AC	26.0	109
12	Mixed Use Area	13.7	20.0-40.0 DU/AC	26.0	178
13	Mixed Use Area	17.5	20.0-40.0 DU/AC	26.0	227
14	Mixed Use Area	2.3	20.0-40.0 DU/AC	26.0	29
15	Public Facility - Substation	2.3	--	--	--
16	Open Space-Park	6.4	--	--	--
17	Open Space-Recreation (Driving Range)	3.5	--	--	--
18A	Open Space-Recreation	1.5	--	--	--
18B	Open Space-Recreation	2.7	--	--	--
18C	Open Space-Recreation	10.8	--	--	--
19A	Open Space-Paseo	1.9	--	--	--
19B	Open Space-Paseo	3.0	--	--	--
19C	Open Space-Paseo	0.8	--	--	--
--	Circulation	14.2	--	--	--
Total		214.7	--	7.0	1,501

2.4.2 General Plan Amendment 1133

As shown on Figure 2-8, *Existing and Proposed General Plan Land Use Designations*, the Project Applicant is seeking a General Plan Amendment (GPA) to change the Riverside County General Plan to amend the land use designations of the Project site to provide consistency with the land uses proposed as part of Specific Plan No. 392 (refer to Figure 2-7). Approval of GPA 1133 would amend the Riverside County General Plan Land Use Element as it applies to the 214.7-acre Project site by changing the existing land use designations applied to the site by the General Plan and Western Coachella Valley Area Plan (WCVAP) from “Mixed Use Area (MUA)” and “High Density Residential (HDR)” to provide consistency with the land use designations proposed as part of Specific Plan No. 392, which includes “Medium-High Density Residential (MHDR),” “Mixed Use Area (MUA),” “Highest Density Residential (HHDR),” “Public Facility (PF),” and “Open Space-Recreation (OS-R).”



EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Figure 2-8

2.4.3 Change of Zone No. 7893

As shown on Figure 2-9, *Existing and Proposed Zoning Classifications*, the proposed change of zone would establish the planning area boundaries, permitted uses and development standards for 214.7 acres that would be encompassed within SP No. 392. Specifically, the Project proposes to change the zoning classifications of the entirety of the Project site from MU, R-2, R-3, and R-5 to “SP Zone” (Specific Plan zone).

2.4.4 Tentative Tract Map No. 37434

Figure 2-11, *Tentative Tract Map No. 37434*, depicts the proposed Tentative Tract Map (TTM) No. 37434, which proposes to subdivide the approximately 214.7-acre Project site into specific lot configurations within each Planning Area to allow for the projected development. The TTM would establish a subdivision of 601 single-family residences within the single-family residential Planning Area. The remaining areas of TTM 37434 allow for the future development of commercial and residential uses within planning areas 8 through 16.

2.4.5 Portola Avenue Interchange Project

The California Department of Transportation (Caltrans) as assigned by the Federal Highway Administration (FHWA), and in cooperation with the County of Riverside and the City of Palm Desert, prepared an Initial Study/Environmental Assessment (EA 08-0F1200) for a project (“Portola Avenue Interchange Project”) which proposes to construct a new interchange on Interstate 10 (I-10 at Portola Avenue). A Negative Declaration, pursuant to CEQA was completed and approved for the proposed Portola Avenue Interchange Project. The proposed Portola Avenue Interchange Project would affect portions of the Ivey Palm Specific Plan project area. However, for the purposes of this environmental review, the entire Ivey Palms Specific Plan area has been analyzed.

As shown in Figure 2-10, *Portola Avenue Interchange Project Overlay*, the implementation of the Portola Avenue Interchange Project would result in a reduction in the developable portions of the Project site to correspond to the areas subject to the interchange improvements, resulting in a decrease in the commercial square footage within the mixed-use planning. Accordingly, with the implementation of the Portola Avenue Interchange Project, the amount of commercial square footage that would be developed within the Ivey Palms Specific Plan would be reduced by approximately 102,365 square feet and the number of multi-family dwelling units would be reduced by approximately 245 residences.

2.5 PROJECT CONSTRUCTION AND OPERATIONAL CHARACTERISTICS

2.5.1 Construction Details

A. *Proposed Physical Disturbance*

Physical disturbances necessary to implement the proposed Project are depicted on Figure 2-12, *Proposed Physical Disturbances*. As shown, grading would result in impacts to the entire 214.7 acres of the Project site, in addition to approximately 4.5 acres of disturbances off-site. Off-site impact areas are associated with 1.7 acres of off-site grading to construct the planned sewer improvement to the southeast of the Project site and the between Cook Street (approximately 0.5 mile to the east of the Project site) and the Jack Ivey Country Club (abuts the Project site to the east), as well as 2.8 acres of grading of an area to the east of proposed Planning Area 7 in order to construct an off-site roadway connection between Cook Street (existing) and the future Street “B.” No other off-site physical impacts are anticipated from Project implementation.

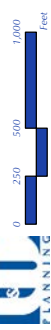
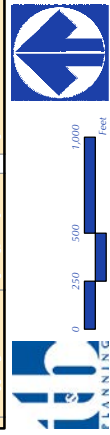
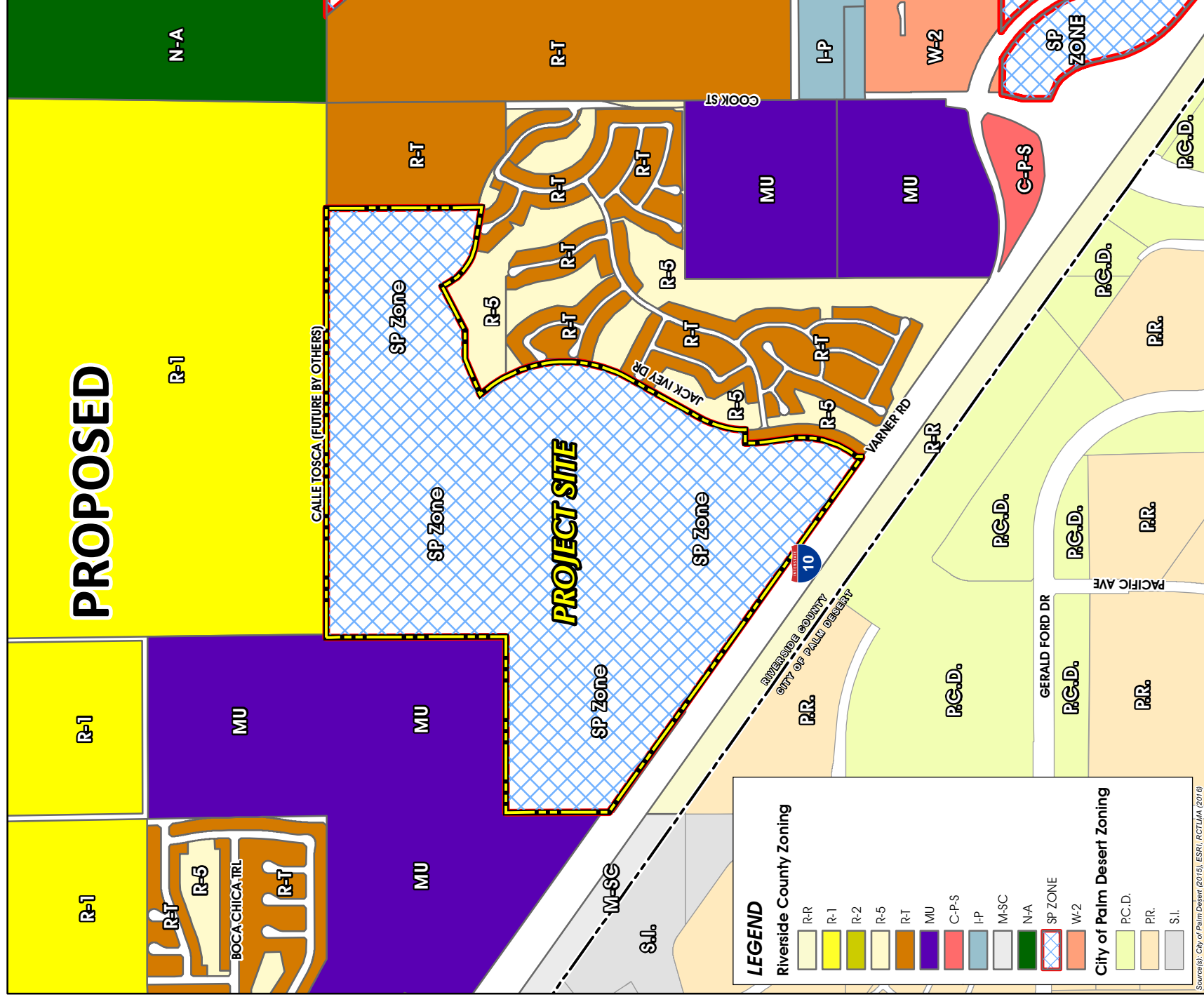
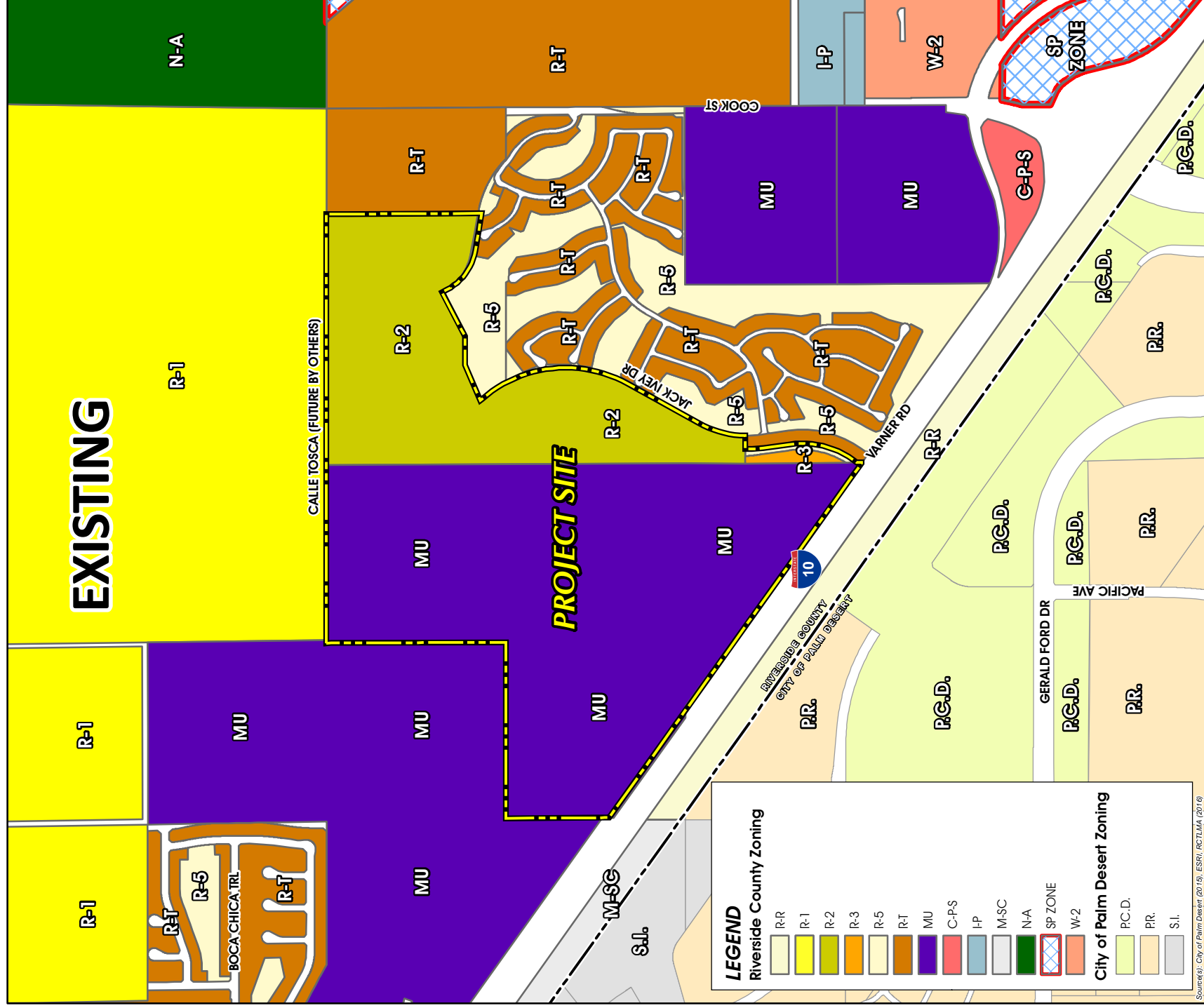
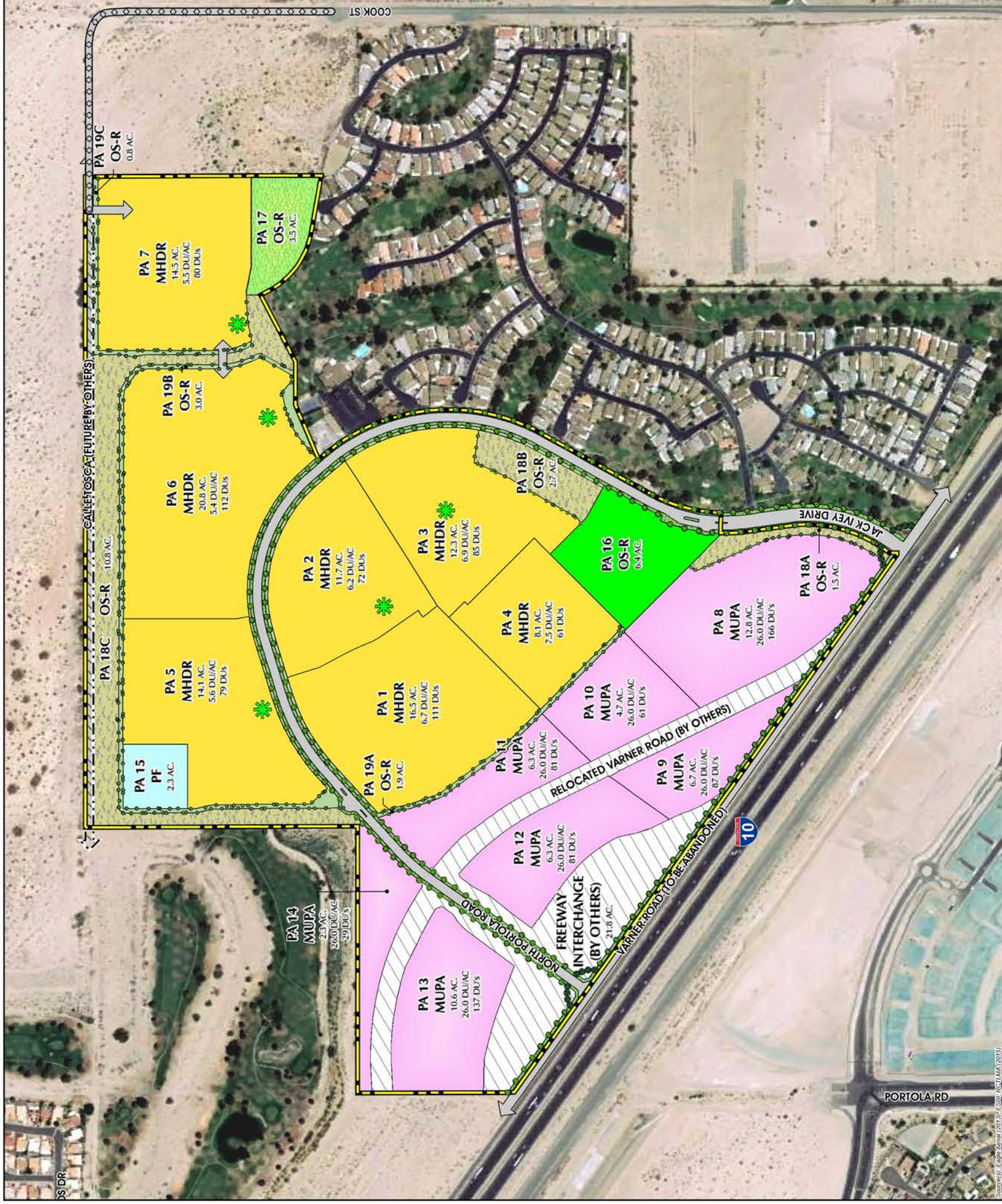


Figure 2-9

EXISTING AND PROPOSED ZONING CLASSIFICATIONS



STATISTICAL ABSTRACT

RESIDENTIAL					
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUs
1	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	16.5	5.0-8.0 DU/AC	6.7	111
2	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	11.7	5.0-8.0 DU/AC	6.2	72
3	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	12.3	5.0-8.0 DU/AC	6.9	85
4	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	8.1	5.0-8.0 DU/AC	7.5	61
5	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.1	5.0-8.0 DU/AC	5.6	79
6	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	20.8	5.0-8.0 DU/AC	5.4	112
7*	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.5	5.0-8.0 DU/AC	5.5	80
RESIDENTIAL SUB-TOTAL					600

MIXED USE AREA					
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUs ²
8 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	12.8	20.0-40.0 DU/AC	26.0	166
9 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.7	20.0-40.0 DU/AC	26.0	87
10 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	4.7	20.0-40.0 DU/AC	26.0	61
11 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.3	20.0-40.0 DU/AC	26.0	81
12 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.3	20.0-40.0 DU/AC	26.0	81
13 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	10.6	20.0-40.0 DU/AC	26.0	137
14 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	2.3	20.0-40.0 DU/AC	26.0	29
MIXED USE AREA SUB-TOTAL					49.7

NON - RESIDENTIAL					
PA	LAND USE / PRODUCT	ACRES	DENSITY	TARGET DENSITY	TARGET DUs
15	PF (PUBLIC FACILITY - ELECTRICAL SUBSTATION)	2.3	--	--	--
16	OS-R (OPEN SPACE - PARK)	6.4	--	--	--
17	OS-R (DRIVING RANGE)	3.5	--	--	--
18A	OS-R (OPEN SPACE - RECREATION)	1.5	--	--	--
18B	OS-R (OPEN SPACE - RECREATION)	2.7	--	--	--
18C	OS-R (OPEN SPACE - RECREATION)	10.8	--	--	--
19A	OS-R (OPEN SPACE - PASEO)	1.9	--	--	--
19B	OS-R (OPEN SPACE - PASEO)	3.0	--	--	--
19C	OS-R (OPEN SPACE - PASEO)	0.8	--	--	--
CIRCULATION		12.3	--	--	--
FREEWAY INTERCHANGE		21.8	--	--	--
NON-RESIDENTIAL SUB-TOTAL					67.0
PROJECT TOTAL					1,242

* PA 7 may be developed as a K-5 elementary school site as an alternative use.
¹ Target Units and Target Density are based on Gross Acres.
² Implementation within the MUA Planning Areas anticipate that 50% of the Planning Area Gross Acreage will be developed with Residential Land Uses consistent with the HHDR Designation (20-40 du/ac) at a target density of 26 du/ac, and the remaining 50% of Acreage with Commercial Uses.

Pocket Park
 This street shall be designed as secondary access for PA 7 and constructed as a 20' paved section on the south and west side of the centerline. If PA 7 is developed as an elementary school site, street section shall be constructed as 32' of paving on the south and west side of the centerline.
 Dedicated half width, future construction by others when needed.

Figure 2-10

PORTOLA AVENUE INTERCHANGE PROJECT OVERLAY

TENTATIVE TRACT MAP NO. 37434

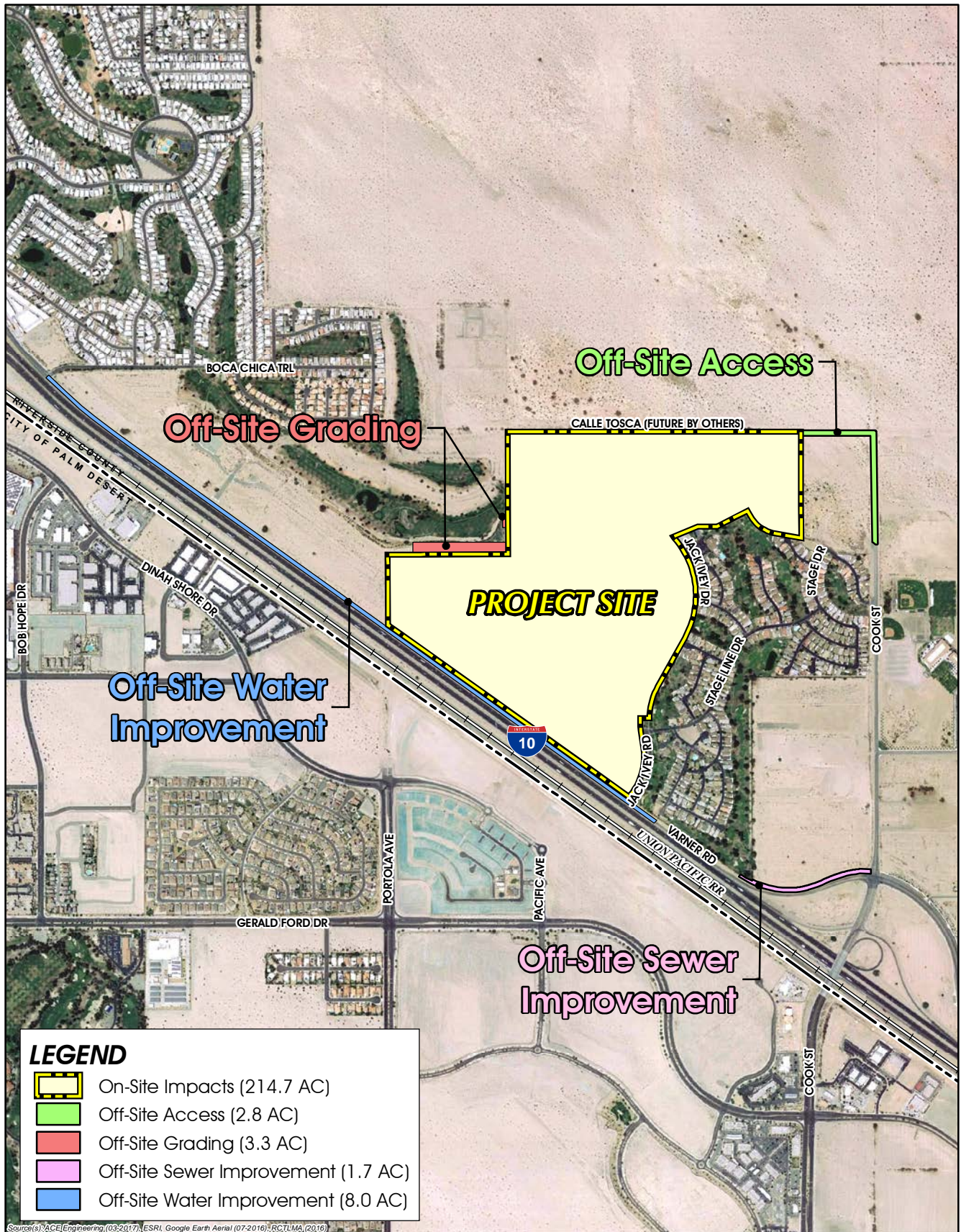
NOVEMBER, 2017

PLANNING AREA 1 (CONT)		PLANNING AREA 2		PLANNING AREA 3 (CONT)		PLANNING AREA 4		PLANNING AREA 5	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	4800	11	4747	31	5200	61	4800	111	4750
2	4800	12	4747	32	5200	62	4800	112	4750
3	4800	13	4747	33	5200	63	4800	113	4750
4	4800	14	4747	34	5200	64	4800	114	4750
5	4800	15	4747	35	5200	65	4800	115	4750
6	4800	16	4747	36	5200	66	4800	116	4750
7	4800	17	4747	37	5200	67	4800	117	4750
8	4800	18	4747	38	5200	68	4800	118	4750
9	4800	19	4747	39	5200	69	4800	119	4750
10	4800	20	4747	40	5200	70	4800	120	4750
11	4800	21	4747	41	5200	71	4800	121	4750
12	4800	22	4747	42	5200	72	4800	122	4750
13	4800	23	4747	43	5200	73	4800	123	4750
14	4800	24	4747	44	5200	74	4800	124	4750
15	4800	25	4747	45	5200	75	4800	125	4750
16	4800	26	4747	46	5200	76	4800	126	4750
17	4800	27	4747	47	5200	77	4800	127	4750
18	4800	28	4747	48	5200	78	4800	128	4750
19	4800	29	4747	49	5200	79	4800	129	4750
20	4800	30	4747	50	5200	80	4800	130	4750
21	4800	31	4747	51	5200	81	4800	131	4750
22	4800	32	4747	52	5200	82	4800	132	4750
23	4800	33	4747	53	5200	83	4800	133	4750
24	4800	34	4747	54	5200	84	4800	134	4750
25	4800	35	4747	55	5200	85	4800	135	4750
26	4800	36	4747	56	5200	86	4800	136	4750
27	4800	37	4747	57	5200	87	4800	137	4750
28	4800	38	4747	58	5200	88	4800	138	4750
29	4800	39	4747	59	5200	89	4800	139	4750
30	4800	40	4747	60	5200	90	4800	140	4750
31	4800	41	4747	61	5200	91	4800	141	4750
32	4800	42	4747	62	5200	92	4800	142	4750
33	4800	43	4747	63	5200	93	4800	143	4750
34	4800	44	4747	64	5200	94	4800	144	4750
35	4800	45	4747	65	5200	95	4800	145	4750
36	4800	46	4747	66	5200	96	4800	146	4750
37	4800	47	4747	67	5200	97	4800	147	4750
38	4800	48	4747	68	5200	98	4800	148	4750
39	4800	49	4747	69	5200	99	4800	149	4750
40	4800	50	4747	70	5200	100	4800	150	4750

PLANNING AREA 1 (CONT)		PLANNING AREA 2		PLANNING AREA 3 (CONT)		PLANNING AREA 4		PLANNING AREA 5	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
41	4800	51	4747	71	5200	101	4800	151	4750
42	4800	52	4747	72	5200	102	4800	152	4750
43	4800	53	4747	73	5200	103	4800	153	4750
44	4800	54	4747	74	5200	104	4800	154	4750
45	4800	55	4747	75	5200	105	4800	155	4750
46	4800	56	4747	76	5200	106	4800	156	4750
47	4800	57	4747	77	5200	107	4800	157	4750
48	4800	58	4747	78	5200	108	4800	158	4750
49	4800	59	4747	79	5200	109	4800	159	4750
50	4800	60	4747	80	5200	110	4800	160	4750
51	4800	61	4747	81	5200	111	4800	161	4750
52	4800	62	4747	82	5200	112	4800	162	4750
53	4800	63	4747	83	5200	113	4800	163	4750
54	4800	64	4747	84	5200	114	4800	164	4750
55	4800	65	4747	85	5200	115	4800	165	4750
56	4800	66	4747	86	5200	116	4800	166	4750
57	4800	67	4747	87	5200	117	4800	167	4750
58	4800	68	4747	88	5200	118	4800	168	4750
59	4800	69	4747	89	5200	119	4800	169	4750
60	4800	70	4747	90	5200	120	4800	170	4750
61	4800	71	4747	91	5200	121	4800	171	4750
62	4800	72	4747	92	5200	122	4800	172	4750
63	4800	73	4747	93	5200	123	4800	173	4750
64	4800	74	4747	94	5200	124	4800	174	4750
65	4800	75	4747	95	5200	125	4800	175	4750
66	4800	76	4747	96	5200	126	4800	176	4750
67	4800	77	4747	97	5200	127	4800	177	4750
68	4800	78	4747	98	5200	128	4800	178	4750
69	4800	79	4747	99	5200	129	4800	179	4750
70	4800	80	4747	100	5200	130	4800	180	4750

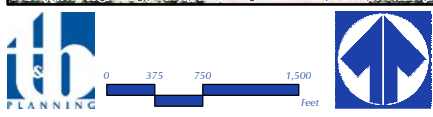
PLANNING AREA 1 (CONT)		PLANNING AREA 2		PLANNING AREA 3 (CONT)		PLANNING AREA 4		PLANNING AREA 5	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
101	4800	111	4747	201	5200	301	4800	401	4800
102	4800	112	4747	202	5200	302	4800	402	4800
103	4800	113	4747	203	5200	303	4800	403	4800
104	4800	114	4747	204	5200	304	4800	404	4800
105	4800	115	4747	205	5200	305	4800	405	4800
106	4800	116	4747	206	5200	306	4800	406	4800
107	4800	117	4747	207	5200	307	4800	407	4800
108	4800	118	4747	208	5200	308	4800	408	4800
109	4800	119	4747	209	5200	309	4800	409	4800
110	4800	120	4747	210	5200	310	4800	410	4800
111	4800	121	4747	211	5200	311	4800	411	4800
112	4800	122	4747	212	5200	312	4800	412	4800
113	4800	123	4747	213	5200	313	4800	413	4800
114	4800	124	4747	214	5200	314	4800	414	4800
115	4800	125	4747	215	5200	315	4800	415	4800
116	4800	126	4747	216	5200	316	4800	416	4800
117	4800	127	4747	217	5200	317	4800	417	4800
118	4800	128	4747	218	5200	318	4800	418	4800
119	4800	129	4747	219	5200	319	4800	419	4800
120	4800	130	4747	220	5200	320	4800	420	4800
121	4800	131	4747	221	5200	321	4800	421	4800
122	4800	132	4747	222	5200	322	4800	422	4800
123	4800	133	4747	223	5200	323	4800	423	4800
124	4800	134	4747	224	5200	324	4800	424	4800
125	4800	135	4747	225	5200	325	4800	425	4800
126	4800	136	4747	226	5200	326	4800	426	4800
127	4800	137	4747	227	5200	327	4800	427	4800
128	4800	138	4747	228	5200	328	4800	428	4800
129	4800	139	4747	229	5200	329	4800	429	4800
130	4800	140	4747	230	5200	330	4800	430	4800

PLANNING AREA 1 (CONT)		PLANNING AREA 2		PLANNING AREA 3 (CONT)		PLANNING AREA 4		PLANNING AREA 5	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
231	4800	241	4747	331	5200	431	4800	531	4800
232	4800	242	4747	332	5200	432	4800	532	4800
233	4800	243	4747	333	5200	433	4800	533	4800
234	4800	244	4747	334	5200	434	4800	534	4800
235	4800	245	4747	335	5200	435	4800	535	4800
236	4800	246	4747	336	5200	436	4800	536	4800
237	4800	247	4747	337	5200	437	4800	537	4800
238	4800	248	4747	338	5200	438	4800	538	4800
239	4800	249	4747	339	5200	439	4800	539	4800
240	4800	250	4747	340	5200	440	4800	540	4800
241	4800	251	4747	341	5200	441	4800	541	4800
242	4800	252	4747	342	5200	442	4800	542	4800
243	4800	253	4747	343	5200	443	4800	543	4800
244	4800	254	4747	344	5200	444	4800	544	4800
245	4800	255	4747	345	5200	445	4800	545	4800
246	4800	256	4747	346	5200	446	4800	546	4800
247	4800	257	4747	347	5200	447	4800	547	4800
248	4800	258	4747	348	5200	448	4800	548	4800
249	4800	259	4747	349	5200	449	4800	549	4800
250	4800	260	4747	350	5200	450	4800	550	4800
251	4800	261	4747	351	5200	451	4800	551	4800
252	4800	262	4747	352	5200	452	4800	552	4800
253	4800	263	4747	353	5200	453	4800	553	4800
254	4800	264	4747	354	5200	454	4800	554	4800
255	4800	265	4747	355	5200	455	4800	555	4800
256	4800	266	4747	356	5200	456	4800	556	4800
257	4800	267	4747	357	5200	457	4800	557	4800
258	4800	268	4747	358	5200	458	4800	558	4800
25									



Source(s): VACE Engineering (03-2017), ESRI, Google Earth Aerial (07-2016), RCTLMA (2016)

Figure 2-12



PROPOSED PHYSICAL DISTURBANCES

2.5.2 Operational Characteristics

The proposed Project would operate as a residential community that includes up to 1,501 dwelling units, 378,970 s.f. of commercial retail buildings, a 14.5-acre K-5 elementary school, a 2.3-acre electrical substation site, community parks, and a 3.5-acre golf driving range. As such, typical operational characteristics include resident and visitor (including students and patrons of the on-site golf driving range and commercial retail) travel to and from the Project site; recreational activities within neighborhoods and park areas; and general maintenance within neighborhoods, open space uses, commercial retail buildings, the school site, and the electrical substation.

A. Future Population

Implementation of the proposed Project would result in the construction of up to 1,501 dwelling units. According to the population generation rates provided in Table E-2 of Appendix E-1 of the Riverside County General Plan, the Project would generate a future population of approximately 3,843 people, as summarized in Table 2-2, *Estimated Future Population*. (Riverside County, 2015c, p. 2, Appendix E-1)

Table 2-2 Estimated Future Population

Dwelling Units	Average Persons per Household	Estimated Future Population
1,501	2.56	3,843

The Project's elementary school site and commercial retail uses are anticipated generate approximately 433 employees. The employment calculation for the proposed 14.5-acre elementary school was calculated by multiplying 14.5 acres by the employment density of 7.0 employees per acre for elementary schools in Riverside County from Table B-1 of the SCAG Employment Density Study Summary Report to arrive at approximately 102 employees (14.5 acres × 7.0 employees per acre = 101.5 employees). The employment calculation for the proposed 378,970 s.f. of commercial retail was calculated by multiplying 378,970 s.f. by the employment density of 1 employee per 1,148 s.f. of retail in Riverside County from Table 9A of the SCAG Employment Density Study Summary Report to arrive at approximately 331 employees (378,970 s.f. × 1.0 employee per 1,148 s.f. = 330.1 employees). (NCI, 2001, Tables 9A and B-1)

B. Future Traffic

Future traffic associated with the proposed Project will be evaluated as part of a Project-specific traffic impact analysis, the results of which will be incorporated into the required EIR.

C. Water Demand

Because the Project involves a proposal for residential development comprising more than 500 dwelling units, a Water Supply Assessment (WSA) will be required pursuant to Section 10910 of the California Water Code. The Project's estimated water demand will be calculated as part of the WSA, and the results of the WSA will be reported in the required EIR.

D. Wastewater Demand

Based on Section 5, Table 5.5-AF, *Cumulative Effect on Theoretical Wastewater Treatment Demand*, of the EIR for Riverside County General Plan Amendment No. 960, and Table 4-2-1, *Sewer Generation Factors*, of the Water Agencies' Standards Design Guidelines for Water and Sewer Facilities, the estimated demand for wastewater treatment for 1,501 dwelling units, 378,970 s.f. of commercial retail land uses, and an 14.5-acre elementary school is equal to approximately 365,820 US gallons/day (133 million US gallons/year). The Project's total wastewater treatment demand was calculated by multiplying the residential wastewater demand factor of 230 gallons per day per dwelling unit (gpd/du) by 1,501 dwelling units, plus the commercial wastewater treatment demand factor

of 1,200 gpd/acre multiplied by 8.7 acres (378,970 s.f.), plus the elementary school wastewater treatment demand factor of 700 gpd/gross acre by 14.5 acres. (Riverside County, 2015b, p. 5-184; WAS, 2014, Table 4-2-1)

3.0 ENVIRONMENTAL CHECKLIST

3.1 PROJECT INFORMATION

Environmental Assessment (E.A.) Number: 42653

Project Case Type (s) and Number(s): GPA01133, SP 392, CZ07893, and TTM No. 37434.

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jason Killebrew

Telephone Number: 951-955-0314

Applicant's Name: Joseph Rivani

Applicant's Address: 3470 Wilshire Boulevard, Suite 1020, Los Angeles, CA 90010

A. Project Description:

As discussed in detail in Subsection 2.0, above, the proposed Project involves the following discretionary approvals from Riverside County:

1. General Plan Amendment No. 1133 would amend the Riverside County General Plan Land Use Element as it applies to the 214.7-acre Project site by changing the land use designation applied to the site by the General Plan and Western Coachella Valley Area Plan (WCVAP) from "Mixed Use Area (MUA)" and "High Density Residential (HDR)" to "Specific Plan (S-P)."
2. Change of Zone No. 7893 would change the Project site's zoning classification from "Multiple-Family Dwellings (R-2)," "General Residential (R-3)," "Open Area Combining Zone Residential Development (R-5)," and "Mixed Use (MU)" to "Specific Plan (S-P)." Upon approval of the change of zone, the specific zoning standards would be as provided for by Specific Plan No. 392.
3. Specific Plan No. 392 would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 214.7-acre site. Specifically, SP 392 would divide the property into 23 planning areas, containing the following land uses:
 - 98.0 acres of Medium-High Density Residential land uses divided into seven residential planning areas. This designation would allow for the development of up to 600 dwelling units on minimum 4,000-sq. ft. lots. Densities within individual planning areas would range from 5.0 to 8.0 du/ac for an overall gross density of 6.1 du/ac. Planning Area 7 would be offered to PSUSD for development as a 14.5-acre K-5 elementary school site.
 - 69.6 acres of Mixed Use Area (with 50% Highest Density Residential land uses) land uses divided into seven planning areas. This designation would allow for the development of up to 378,970 s.f. of commercial buildings, and up to 901 dwelling units. Residential densities within individual planning areas would range from 20.0 to 40.0 du/ac for an overall gross residential density of 26.0 du/ac.
 - 2.3 acres of Public Facilities land uses within Planning Area 15, which would allow for the development of an electrical substation within Planning Area 15.
 - 6.4 acres of Open Space-Recreation (Park) land uses within Planning Area 16 which would allow for the development of a community park within Planning Area 16.
 - 3.5 acres of Open Space-Recreation (Driving Range) land uses to allow for the development of a driving range within Planning Area 17.
 - 15.0 acres of Open Space-Recreation land uses to allow for the development of linear parks which would be utilized on an interim basis for storm water management until the construction of a permanent on-site storm water drainage system to manage off-site storm water flows is completed.
 - 5.7 acres of Open Space-Recreation (Paseos) land uses to allow for the development of 15-foot wide paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community.

- 14.2 acres dedicated for roadway circulation.

4. Tentative Tract Map No. 37434 would subdivide approximately 214.7 acres of the Ivey Palms Specific Plan into specific lot configurations within each planning area to allow for implementation of the proposed development. Refer to section 2.4.4 for a breakdown of the different land uses indicated by TR 37434. The TR also indicates the location and type of proposed utilities, roadway frontage improvements, and connections to existing off-site utilities.

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

C. Total Project Area: 214.7 Acres

Residential Acres: 167.6*	Lots: 753	Units: 1,501	Projected No. of Residents: 3,843
Commercial Acres: 69.6	Lots: 0	Sq. Ft. of Bldg. Area: 378,970	Est. No. of Employees: 331
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: A 14.5-acre elementary school site may be constructed within Planning Area 7 (anticipated to be staffed with up to 102 employees); a 2.3-acre electrical substation; parks and open space on 30.6 acres; and 14.2 acres of roadways.			
* Includes the 69.6 acres of Mixed Use Areas.			

D. Assessor’s Parcel No(s): 694-050-001, 694-050-002, 694-050-003, 694-050-006, 694-050-012, 694-050-011, 694-120-010, 694-120-011, and 694-120-002.

E. Street References: North of Varner Road and the I-10 freeway; east of Monterey Avenue; south of Ramon Road, and west of Jack Ivey Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site encompasses portions of Section 28, Township 4, Range 6E, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is located in the Thousand Palms community in the Western Coachella Valley area of unincorporated Riverside County, California. The Project site is made up of a collection of irregularly shaped, contiguous parcels. Under existing conditions, the property is vacant and predominantly undeveloped, with the exception of the northeast portion of the Project site that is used as a driving range. The Project site is characterized by predominantly flat, desert terrain which has been largely disturbed by historical weed abatement activities and off-road vehicles (refer to Figure 2-4, *Aerial Photograph*). The Project site is north of the City of Palm Desert; east of the City of Rancho Mirage; and west of the City of Indio. To the north of the Project site is unincorporated Riverside County. The Project site is bound to the north by vacant undeveloped land; to the east by a master-planned residential community and golf course (Ivey Ranch Country Club senior golf community); to the south by Varner Road and the I-10 freeway; and to the west by a golf course and single-family residential community. Regional access to the site is provided via I-10 which is located to the south of the Project site.

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The current General Plan land use designations to apply to the Project site are “High Density Residential (HDR)” and “Mixed Use Area (MUA).”
- 2. Circulation:** The Riverside County Transportation Department will review the Project for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed development. The

proposed Project would adhere to all applicable circulation policies of the Riverside County General Plan for public roadways. An EIR and Project-specific traffic study will be prepared that will identify any consistencies with the General Plan Circulation Element.

- 3. Multipurpose Open Space:** The Project site is located within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Although habitat conservation is not required on the Project site pursuant to the CVMSHCP, all projects must demonstrate compliance with applicable CVMSHCP requirements in accordance with the following sections of the CVMSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the CVMSHCP will be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space. (RCIT, 2017)
- 4. Safety:** The Project site is located within an area with moderately susceptible to liquefaction and susceptible to ground subsidence. According to Riverside GIS, no wildland fire hazards exist at the Project site. The proposed Project is also located within a 100-year FEMA flood zone. No faults or fault zones occur on-site. The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and the Project Applicant would be required to pay all applicable development impact fees that are used to fund emergency services, as required by the County. The Project site also is not located within any known Airport Influence Area (AIA). An EIR will be prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety (RCIT, 2017)
- 5. Noise:** Under existing conditions, the ambient noise environment is characterized by vehicular traffic travelling along Varner Road and the I-10 freeway to the immediate south of the Project site. Although the Project site is not located in area known to be subject to high levels of noise, an EIR will be prepared that will provide an acoustical analysis to identify any projected on- or off-site inconsistencies related to General Plan goals and policies that address environmental noise.
- 6. Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property, specifically, the provision of up to 1,501 residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
- 7. Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with SCAQMD requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis will be prepared, the results of which will be documented in the EIR. The EIR will also evaluate whether there would be any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

B. General Plan Area Plan(s): Western Coachella Valley

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

- D. Land Use Designation(s):** The current General Plan land use designations that apply to the Project site are “High Density Residential (HDR)” and “Mixed Use Area (MUA).”
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** None.
- G. Adjacent and Surrounding:**
- 1. Area Plan(s):** The Western Coachella Valley Area Plan surrounds the Project site in all directions. East County – Desert Area Plan farther to the north; Eastern Coachella Valley farther to the east; Riverside Extended Mountain Area Plan (REMAP) farther to the south and west; and The Pass Area Plan farther to the west.
 - 2. Foundation Component(s):** Rural to the north; Community Development and Open Space to the east; and Community Development to the west.
 - 3. Land Use Designation(s):** Rural Residential (RR) to the north; Open Space-Recreation (OS-R), Medium Density residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), Commercial Retail (CR), and Business Park (BP) to the east; Mixed Use Area (MUA) and Freeway (I-10) to the south; and Mixed-Use Area (MUA) to the west.
 - 4. Overlay(s), if any:** None
 - 5. Policy Area(s), if any:** No Policy Areas apply to the adjacent or surrounding properties.
- H. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** None.
 - 2. Specific Plan Planning Area, and Policies, if any:** None.
- I. Existing Zoning:** Multiple Family Dwellings (R-2), General Residential (R-3), Open Area Combining Zone Residential Developments (R-5), and Mixed Use (MU). (Refer to Figure 2-6).
- J. Proposed Zoning, if any:** Specific Plan (SP Zone)
- K. Adjacent and Surrounding Zoning:** One-Family Dwellings (R-1) to the north; Mobile Home Subdivisions & Mobile Home Parks (R-T) and Open Area Combining Zone Residential Developments (R-5) to the east; Mixed Use (MU), Manufacturing-Service Commercial (M-SC), and Rural-Residential (R-R) to the south; Mixed Use (MU) to the west.

3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

3.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to

be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature: JKL Date: 5/9/18

Printed Name: Jason Killebrew For: Charissa Leach P.E., TLMA Assistant Director

4.0 ENVIRONMENTAL ANALYSIS

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

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

4.1.1 Aesthetics

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

Source: Riverside County General Plan, Figure C-8 (Riverside County, 2015c); Caltrans Scenic Highways Map (CalTrans, 2017).

Findings of Fact:

- a) According to Figure C-8, *Scenic Highways*, of the Riverside County General Plan, the segment of the I-10 freeway that abuts the Project site to the south is designated as a County Eligible Scenic Highway (Riverside County, 2015c, Figure C-8). Additionally, the Project site is located approximately 5.2 miles north of the State Route 111 (SR 111), an Eligible State Scenic Highway, and 5.3 miles north of SR 74, an Officially Designated State Scenic Highway (CalTrans, 2017). The Project site is also located approximately 16.0 miles to the southeast of State Route 62 (SR 62), which is an Officially Designated State Scenic Highway (CalTrans, 2017). The height of the structures within the Project may have the potential to impact scenic views. Additionally, the Project would potentially be visible from these scenic highway corridors, and therefore would have the potential to adversely affect the views from these scenic highway corridors. Accordingly, the Project would have a potentially significant impact on scenic highways, which will be further evaluated in the required EIR.
- b) The Project site does not contain any trees or natural landmarks that would be damaged as a result of development. Additionally, the Project site has low topographic relief, is devoid of hillsides and ridges,

and does not contain any prominent or unusual features of the landscape that would be considered scenic resources. The Project would develop a vacant property with a master-planned residential community that would be visible from I-10; therefore, there is the potential for the Project to adversely affect or obstruct scenic vistas of the desert terrain and/or surrounding hills and mountains from the public right-of-way. Accordingly, the EIR will evaluate the Project’s potential impacts to scenic vistas.

Development of the Project site would require compliance with the proposed Development Standards and Design Guidelines contained within the proposed Ivey Palms Specific Plan No. 392, which would be crafted in such a manner so as to preclude the creation of an aesthetically offensive site open to public view. Nonetheless, the potentially required EIR will evaluate the effectiveness of the proposed Development Standards and Design Guidelines in precluding the creation of an aesthetically offensive site open to public review. The potentially required EIR will also evaluate whether the Project’s proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

Mitigation: Potentially significant impacts to scenic resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
2) Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), County of Riverside General Plan EIR No. 521, Figure 4.4.1

Findings of Fact: According to Figure 4.4.1 of the Riverside County General Plan EIR, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). All projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory, including the shielding of all nonexempt outdoor fixtures. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). Due to mandatory compliance with Ordinance No. 655, the Project would result in less-than-significant impacts associated with the potential for an interference with the nighttime use of the Mt. Palomar Observatory. Therefore, a less-than-significant impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
3) Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description, County of Riverside Ordinance No. 655, County of Riverside Ordinance No. 915

Findings of Fact:

- a) Under existing conditions, the Project site is vacant and does not contain any artificial light sources or sources of glare. The proposed Project would include exterior lighting ancillary to the proposed residential, commercial, public facility (electrical substation) areas. As noted above under the discussion of Issue 2), the Project would be required to comply with the provisions of Ordinance No. 655 relating to Mt. Palomar Nighttime Lighting Policy Area Zone B, which requires the use of shielded light fixtures and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). The Project also would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] will be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2012). Mandatory compliance with the County's ordinance would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants analysis in the required EIR.
- b) As indicated under the discussion and analysis of Threshold 3.a), the Project would be required to demonstrate compliance with Riverside County Ordinance Nos. 655 and 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the proximity of existing residential uses near the Project site, there is a potential that artificial lighting associated with the Project could result in adverse effects to nearby residential uses. Accordingly, the required EIR will analyze the potential for the Project to expose residential uses to substantial artificial lighting levels.

Mitigation: Potentially significant light and glare impacts will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.2 Agriculture & Forest Resources

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015c); GIS database (RCIT, 2017); Project Application Materials; California Department of Conservation (CDC) "Riverside County Important Farmland 2012 – Sheet 2 of 3" (CDC, 2016a); CDC "Riverside County Williamson Act Map FY 2008/2009 – Sheet 2 of 3" (CDC, 2016b); County of Riverside "Ordinance 625."

Findings of Fact:

- a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, the Project site contains land defined by the FMMP as "Farmland of Local Importance" (CDC, 2016a). There are no portions of the Project site or adjoining properties that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland") (CDC, 2016a). Accordingly, the Project has no potential to result in direct or indirect impacts to Farmland. No impact would occur and no further discussion or analysis of this topic is required.
- b) Under existing conditions, the Project site is not zoned for agricultural use, and the Project would not change any portion of the site's existing zoning classification from agricultural to another use (RCIT, 2017). The lands abutting the Project site are not zoned for agricultural land uses (RCIT, 2017). Neither the Project site nor the adjoining properties are used for agricultural uses under existing conditions (Google Earth, 2017). A previous Phase I Environmental Site Assessment (ESA) performed at the Project site states the Project site was used for agricultural purposes from as early as 1953 to as recently as 1984, with farm structures previously located on the southeast portion of the Project site (EEI, 2013, p. 2). However, there is no evidence indicating the Project site has been used for agricultural purposes since 1984. Accordingly, the Project would not conflict with existing agricultural zoning or agricultural uses that occur on-site or on the adjoining properties under existing conditions.

According to mapping information available from Riverside County GIS and the California Department of Conservation (CDC) and Riverside County GIS, the Project site is not included within any active Agricultural Preserves or Williamson Act Contracts (CDC, 2016b; RCIT, 2017). No impact would occur and no further discussion or analysis of this topic is required.

- c) Under existing conditions, no agriculturally-zoned property within 300 feet of the Project site exists. A parcel located approximately 210 feet southwest of the Project site (across the I-10 freeway) is zoned as “Rural Residential (R-R).” The R-R zoning classification allows for single-family residential development and light agricultural activities. However, the parcel that is zoned R-R is currently occupied by a railroad corridor that runs adjacent to the I-10 freeway. Therefore, due to the narrow shape of this parcel, as well as its present use as a railroad corridor, it unlikely that the parcel’s R-R zoning classification would accommodate commercial agricultural activity. Based on the foregoing, no impact would occur, and no further discussion of this topic is required.
- d) As discussed in Threshold a), the Project site contains land defined by the FMMP as “Farmland of Local Importance.” There are no portions of the Project site or adjoining properties that contain Prime Farmland or Farmland that is subject to a Williamson Act Contract (RCIT, 2017; CDC, 2016b). Accordingly, the Project has no potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use. Therefore, no impact would occur, and no further discussion or analysis of this topic is required.

Mitigation: The Project would result in no impact to agricultural resources. As such, no mitigation is required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County GIS Database (RCIT, 2017); Riverside County General Plan Figure OS-3a “Parks, Forests and Recreation Areas” (Riverside County, 2015c); and Project Application Materials.

Findings of Fact:

- a) The Project site is not zoned as forest land. There are no lands within the Project site’s vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2017). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impact would occur and no additional analysis of this topic is required.
- b) The Project site does not contain forest land. According to Figure OS-3a of the Riverside County General Plan, there are no forest lands located within the immediate vicinity of the Project site (Riverside County, 2015c, Figure OS-3a). Figure OS-3a indicates the nearest forest lands to the Project site are desert woodlands located approximately 2.5 miles to the northeast of the Project site. Because the Project would not develop or disturb any lands that contain forest land, there would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and additional analysis of this topic is not required.
- c) Due to the absence of forest lands on the Project site and in its immediate vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impact would occur and no additional analysis of this topic is required.

Mitigation: The Project would result in no impact to forestry resources. As such, no mitigation is required.

Monitoring: No mitigation monitoring is required.

4.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
6) Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017); South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD, 1993); SCAQMD “Final 2012 Air Quality Management Plan” (SCAQMD, 2013); California Air Resources Board (CARB) “Area Designation Maps / State and National” (CARB, 2016).

Findings of Fact:

- a) The Project site is located in the Salton Sea Air Basin (SSAB) and air quality in the SSAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s 2016 Air Quality Management Plan (AQMP), which was adopted by SCAQMD in March 2017 (SCAQMD, 2013). The proposed Project would result in the emission of air pollutants into the SSAB during short-term construction and long-term operation. The pollutant levels emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s 2016 AQMP. Additionally, the Project has the potential to exceed the growth forecasts included within the 2016 AQMP, which also could obstruct implementation of the AQMP. As such, a Project-specific air quality technical report will be prepared and the required EIR will evaluate the proposed Project’s potential to conflict with the adopted SCAQMD 2016 AQMP.
- b) Air quality within the SSAB is regulated by the SCAQMD and standards for air quality are documented in the 2016 SCAQMD AQMP. According to the California Air Resources Board (CARB), the SSAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter <10 microns (PM₁₀) (CARB, 2016). Development of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the 2016 SCAQMD AQMP, particularly related to Project construction emissions and mobile-source emissions associated with the Project’s long-term operation. The Project also has the potential to cumulatively contribute to the SSAB’s existing air quality violations. Accordingly, an air quality technical report will be prepared and Project-related air emissions will be modeled using the SCAQMD’s California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR will quantify the Project’s expected pollutant levels and evaluate the proposed Project’s potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.
- c) As noted above under the discussion of Threshold 6.b), the SSAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter <10 microns (PM₁₀). (CARB, 2016) Development of the proposed Project has the potential to cumulatively contribute to a net increase of these criteria pollutants in the SSAB. Therefore, a site-specific air quality technical report will be prepared to evaluate the Project’s potential to result in a cumulatively considerable increase of pollutants for which the SSAB is designated with a non-attainment status, the results of which will be documented in the required EIR.

- d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses primarily located to the east and west the Project site (Google Earth, 2017). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, commercial, elementary school, electrical substation, recreation, and open space land uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial point source pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities will be evaluated in a Project-specific air quality technical report and discussed in the required EIR.
- e) The Project would develop the Project site with residential, commercial, public facilities (i.e. elementary school and electrical substation), and open space and recreation uses, which would result in the introduction of sensitive receptors to the Project site. However, there are no known point-source emitters within one mile of the Project site (Google Earth, 2017). Surrounding the Project site are existing residential and open space land uses which are not considered point source emitters, and the area surrounding the Project site is not zoned for any uses that could be considered point source emitters (RCIT, 2017). As such, the proposed Project would not construct sensitive receptors within one mile of a substantial point source emitter, and no impact would occur.
- f) The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, commercial retail, school, and public facility (electrical substation) land uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

Mitigation: Potentially significant air quality impacts will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.4 **Biological Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
7) Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); On-site Inspection.

Findings of Fact:

- a) The Project site is located within the CVMSHCP, which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in the Coachella Valley area of Riverside County. According to Riverside County GIS, the Project site is not located within any CVMSHCP Criteria Cells; thus, the Project site has not been targeted for conservation under the CVMSHCP (RCIT, 2017). According to the Riverside County GIS database, the northeast portion of the Project site adjoins the Thousand Palms Conservation Area of the CVMSHCP (RCIT, 2017). Therefore, the Project could potentially result in indirect impacts to this off-site conservation area. Accordingly, a Project-specific biological technical report(s) will be prepared to determine the Project's consistency with the provisions of the CVMSHCP and evaluate the potential impacts the Project would have on the adjoining Thousand Palms Conservation Area. The required EIR will disclose the results of the biological studies, and will evaluate the Project's consistency with applicable CVMSHCP requirements.
- b) The Project site consists of vacant land that is largely disturbed by historical weed abatement activities and dirt roads utilized by off-road vehicles that traverse the Project site. The Project site has the potential to support sensitive species such as small mammals and migratory birds. Because the Project site has the potential to contain species and/or habitat that supports species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, a qualified biologist will evaluate the site's existing biological resources and determine the presence or absence of any sensitive species during the preparation of a biological resources assessment report. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.
- c) Refer to discussion in Threshold 7.b) above.
- d) Although the Project site is not targeted as a wildlife corridor by the CVMSHCP, there is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale. If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to existing development in the vicinity of the Project site. Nonetheless, the required biological resources assessment will evaluate whether the proposed Project has the potential to substantially interfere with the movement of any resident or migratory wildlife species. The results of the biological resources assessment will be disclosed in the required EIR.
- e) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as a result of historical weed abatement activities and use of off-road vehicles on the Project site. A site-specific biological technical report will be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations will be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats will also be evaluated.
- f) Refer to discussion in Threshold 3.4.4.e above.
- g) Other than the CVMSHCP, which is addressed above under the discussion of Threshold 7.a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. Due to the disturbed nature of the Project site and its desert setting, it is likely that there are no oak trees present on the Project site that are regulated by County Ordinance No. 559. Although no impacts are expected, the required biological survey will nonetheless evaluate whether there are any

trees subject to Ordinance No. 559 or the Oak Tree Management Guidelines, and the results will be disclosed in the required EIR.

Mitigation: Potentially significant impacts to biological resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be potentially significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
8) Historic Resources				
a. Alter or destroy an historic site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; County of Riverside General Plan Amendment No. 960 EIR No. 521 Figure 4.9.2 (Historical Resources) (Riverside County, 2015b), and Phase I ESA prepared by EEI in December 2013 (EEI, 2013).

Findings of Fact:

- a) According to Figure 4.9.2, *Historical Resources*, of the Riverside County General Plan Draft EIR No. 521, there are no known historical sites or resources on the Project site (Riverside County, 2015b, Figure 4.9.2). Additionally, under existing conditions, there are no structures on the Project site. Therefore, there is no potential for a structure defined as a historical resource pursuant to California Code of Regulations (CCR) Section 15064.5 to be present on site. A Phase I Environmental Site Assessment (ESA) performed at the Project site states that the Project site was developed and utilized for agriculture and residential uses from as early as 1953 to as recently as 1984, with farm structures previously occupying the southeast portion of the Project site (EEI, 2013, p. 2). Additionally, the 2013 Phase I ESA also states that during the site reconnaissance conducted as part of the Phase I ESA, remnant concrete and asphalt slabs were observed along the eastern boundary of the Project site, which likely are remnants of the former on-site residential and farm structures (EEI, 2013, p. 12). A Project-specific cultural resources assessment will be prepared to evaluate the Project’s potential impacts to any historic sites and/or historical resources, and the results will be disclosed in the required EIR.
- b) Refer to discussion in Threshold 8.a) above.

Mitigation: Potentially significant impacts to historical resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be potentially significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
9) Archaeological Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014).

Findings of Fact:

- a) The potential exists for archaeological sites and/or resources to occur on the Project site and beneath the Project site’s surface, including the potential for undiscovered human remains. A site-specific archaeological resources evaluation will be conducted to determine whether the Project site contains cultural resources. The required EIR will evaluate the Project’s potential to result in impacts to archeological resources that may be buried beneath the site’s surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process will be documented in the required EIR.
- b) Refer to the response to Threshold 9.a), above.
- c) Refer to the response to Threshold 9.a), above.
- d) The Project site is not located on designated Tribal Lands and does not contain any existing known religious or sacred uses. Nonetheless, the potential does exist that undiscovered elements related to religious or sacred uses occur on the Project site. Due to the potential for discovery of elements of religious or sacred uses during Project construction, the required EIR will evaluate the Project’s potential to result in impacts to religious or sacred uses.
- e) The provisions of Public Resources Code § 21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of SB 18, the County as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project’s potential impacts to cultural resources,

including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR will document the results of the AB 52 and SB 18 consultation processes and will evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

Mitigation: Potentially significant impacts to cultural resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
10) Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR Figure 4.9.3 (Paleontological Sensitivity) (Riverside County, 2015b).

Findings of Fact:

- a) According to the County of Riverside General Plan EIR, the Project site is identified as having a “Low Sensitivity” for paleontological resources (Riverside County, 2015b, Figure 4.9.3; RCIT, 2017). However, due to the potential presence of subsurface paleontological resources on the Project site that may be encountered during the Project’s grading activities, a site-specific paleontological assessment will be conducted for the site to determine the potential for the Project site to contain paleontological resources, and whether Project development has the potential to result in significant impacts to subsurface paleontological resources. The required EIR will evaluate the Project’s potential to result in impacts to paleontological resources that may be buried beneath the site’s surface.

Mitigation: Potentially significant impacts to paleontological resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 (Earthquake Fault Study Zones) (Riverside County, 2015b); GIS database (RCIT, 2017).

Findings of Fact:

- a) According to the Riverside County GIS database, there are no known faults traversing the Project site. The nearest fault zone (San Andreas) occurs approximately 2.5 miles northeast of the Project site (RCIT, 2017). Regardless, a site-specific geotechnical study will be prepared for the Project site, the results of which will be summarized in the required EIR. The required EIR will discuss and evaluate the potential for the Project to expose people or structures to risks associated with earthquake fault zones based on the findings of the geotechnical study.
- b) The Project site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone (RCIT, 2017). The Project-specific geotechnical study will identify the location of the nearest Alquist-Priolo Zone with respect to the Project site. The potential for the Project site to be subject to a known earthquake fault that would cause ground rupture will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
12) Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017).

Findings of Fact:

- a) According to Riverside County GIS, the eastern portions of the Project site are identified as having a “moderate” susceptibility to liquefaction hazards (RCIT, 2017). The Project-specific geotechnical study will analyze the potential for the Project to be affected by liquefaction, the detailed findings of which will be summarized and evaluated in the required EIR. The EIR also will take into consideration the Project’s compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that are specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
13) Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database (RCIT, 2017).

Findings of Fact:

- a) The Project site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults. Although there are no active or potentially active faults within the boundaries of the Project site, the site is located near active fault zones, including the San Andreas Fault Zone, located approximately 2.5 miles northeast of the Project site (RCIT, 2017). As such, future buildings, residents, and visitors on the site have the potential to be exposed to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. Nonetheless, a Project-specific geotechnical assessment will be prepared and the findings will be summarized in the required EIR. The EIR will consider the Project’s adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project’s seismic zone.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
14) Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Riverside County General Plan Figure S-5 (Regions Underlain by Steep Slope) (Riverside County, 2015c).

Findings of Fact:

- a) The Project site is characterized by low topographic relief, and has no potential to result in rockfall impacts due to the lack of topographically prominent hillsides in the Project vicinity. Nevertheless, the future geotechnical/soils study will assess soil stability at the site, including the potential for landslides, lateral spreading, and collapse, and the results will be discussed in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
15) Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017).

Findings of Fact:

- a) According to Riverside County GIS and General Plan EIR Figure 4.10.5, the entirety of the Project site is classified as being “susceptible” to subsidence hazards (RCIT, 2017). A site-specific geotechnical investigation will be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for ground subsidence. The results of the report will be summarized and incorporated in the required EIR and any impacts associated with ground subsidence will be disclosed.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
16) Other Geologic Hazards				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection; Project Application Materials.

Findings of Fact:

- a) The Pacific Ocean is located approximately 70 miles from the Project site and is separated from the Project site by the San Jacinto Mountains, a major topographic feature; thus, there is no potential for tsunamis to impact the Project. The nearest large body of surface water is the Salton Sea, located approximately 26.0 miles southeast of the Project site; due to the distance of the Project site from the Salton Sea, the Project is not susceptible to inundation due to a seiche involving the Salton Sea. The Project is not located within a dam inundation zone (Riverside County, 2015c, Figure S-10). No volcanoes are located on or near the site. There are no steep slopes on or near the Project site that could be susceptible to mudslides (Riverside County, 2015b, Figure 4.12.4; Google Earth, 2017). Because the Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard, no impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
17) Slopes				
a. Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County 800-Scale Slope Maps; Project Application Materials.

Findings of Fact:

- a) Under existing conditions, the Project site is characterized by low topographic relief (ranging from approximately 150 feet amsl to approximately 175 feet amsl) (Google Earth, 2017). These conditions would generally be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage within portions of the site. With implementation of the proposed Project, the Project site’s topography would consist of a generally neutral topography. The Project’s potential impact due to planned changes to the site’s topography and/or ground surface relief features will be addressed in the required EIR.
- b) The proposed Project would include manufactured slopes associated with drainage facilities within the Project site. The manufactured may consist of maximum 2:1 (horizontal:vertical) slopes; however, the manufactured slopes are not anticipated to exceed 10 feet in height. Regardless, the Project-specific geotechnical study will evaluate proposed slopes for stability and safety considerations, the results of which will be reported in the required EIR.
- c) The residential, commercial, school, and public facility buildings would connect to a sanitary sewer system constructed by the developer and wastewater would be conveyed offsite to the existing municipal sewer system. There are no subsurface sewer systems on the Project site under existing conditions; as such, the Project would not impact any existing subsurface sewage disposal systems. Thus, no impact would occur and further analysis of this topic is not required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
18) Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; On-site Inspection; National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013).

Findings of Fact:

- a) Development of the Project site would remove the site’s existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The required EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Storm Water Management/Discharge Controls) and the requirements imposed by Riverside County’s National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in storm water runoff (RCFCWCD, 2013). Additionally, the site-specific geotechnical report will assess the risk for erosion on the Project site. The required EIR will evaluate the Project’s potential to result in substantial soil erosion and the loss of topsoil. Mitigation measures, if required, will be specified in the required EIR.
- b) The potential for expansive soils to be located on the Project site will be explored as part of a site-specific geotechnical evaluation. The required EIR will disclose the findings of the geotechnical evaluation, and, if necessary, will impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.
- c) The Project proposes to install a domestic sanitary sewer system that would connect to Coachella Valley Water District (CVWD) facilities for the purpose of treating wastewater generated by the Project. As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems and a significant impact would not occur; no further analysis of this subject is required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
19) Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Ordinance 754 (Riverside County, 2006); and National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013).

Findings of Fact:

- a) During construction of the Project, any existing vegetative cover would be removed and soils would be exposed with the potential to result in on- and off-site erosion. Build-out of the Project would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for off-site rivers, streams, or lakes to be affected by sediment originating from the site during Project construction will be analyzed in greater detail in the required EIR, based on the results of a Project-specific preliminary hydrology study.
- b) The required EIR will evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Storm Water Management/Discharge Controls), the requirements imposed by Riverside County’s NPDES Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011), and the required Project-specific Water WQMP that will include Best Management Practices (BMPs) to minimize sedimentation in storm water runoff (Riverside County, 2006; RCFCWCD, 2013). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

Mitigation: Potentially significant impacts due to erosion will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
20) Wind Erosion and Blowsand from project either on or off site.				
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521 Figure 4.12.6 (Wind Erosion Susceptibility Map) (Riverside County, 2015b); Ord. No. 460, Article XV; and Ord. No. 484.

Findings of Fact:

- a) According to the Riverside County General Plan, the Project site is located in an area with a “High” susceptibility to wind erosion (Riverside County, 2015c, Figure 4.12.6). During construction, existing vegetative cover would be removed from the Project site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces and landscaping and no longer exposed to wind; thus, wind erosion and the loss of topsoil would be substantially reduced as compared to existing conditions. Nevertheless, the required EIR will analyze the potential short-term impacts associated with wind erosion and blowsand during

Project construction as well as describe the Project’s proposed design features that would protect the Project from long-term wind erosion impacts.

Mitigation: Potentially significant impacts due to wind erosion and blowsand will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.7 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
21) Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Climate Action Plan (Riverside County, 2015a).

Findings of Fact:

- a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. Riverside County has adopted a Climate Action Plan (CAP), which sets forth requirements to which implementing developments must comply. A Project-specific GHG emissions report will be prepared for the Project to evaluate consistency with the County’s CAP. Additionally, the Project’s potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). The results of the GHG emissions report will be documented in the required EIR.
- b) As noted above under this discussion of Threshold 22.a), Riverside County has adopted a CAP. A Project-specific GHG emissions report will be prepared for the Project to evaluate consistency with the County’s CAP. The GHG emissions report also will evaluate the Project’s consistency with AB 32 and SB 32, which are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the proposed Project’s potential to result in a significant impact related to GHG emissions is based on its consistency with the County’s CAP, AB 32, and SB 32. The required EIR will document the findings of the Project-specific GHG emissions report and will evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

Mitigation: Potentially significant impacts associated with greenhouse gas emissions will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.8 Hazards and Hazardous Materials

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
22) Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Google Earth Pro (Google Earth, 2017); DTSC Envirostor Database (DTSC, 2017).

Findings of Fact:

- a) A Phase I Environmental Site Assessment (ESA) will be prepared for the Project site. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials

could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to change the site's existing General Plan designations and zoning classifications to allow for future development of up to 1,501 residential dwelling units, 378,970 s.f. of commercial retail land uses, a 2.3-acre electrical substation, and a 14.5-acre elementary school site. Residential, commercial retail, and school uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Additionally, that the operation of the electrical substation would not involve the transport, use, or disposal of significant quantities of hazardous materials. Household goods used by residential homes, retail tenants, and/or elementary school facilities that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents, school personnel, and retail business owners/operators are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or Riverside County. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant (as discussed above); however, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

- b) Refer to the discussion in Threshold 23.a) above.
- c) The Project site is vacant in the existing condition and does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.
- d) The nearest existing school to the Project site is the Xavier College Preparatory High School, located approximately 0.25 mile east of the Project site (Google Earth, 2017). Additionally, the Project proposes the development of an elementary school within a 14.5-acre planning area located on the northeast portion of the Project site. Therefore, the Project would potentially handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school during construction activities if hazardous substances exist at the site under existing conditions (to be discussed in a future Phase I ESA for the Project). Based on the proposed residential, commercial, public facilities, and recreation uses at the Project site, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school as these land uses would not result in the emission or handling of acutely hazardous materials. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to result in the handling of hazardous

or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- e) The Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2017). Regardless, a Phase I ESA for the Project site will be prepared to evaluate existing site conditions relative to hazardous material contamination. Any existing contaminants on the Project site will be disclosed in the Phase I ESA, and will be discussed in the required EIR.

Mitigation: Mitigation measures, if required, will be set forth in the required EIR.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
23) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County, 2015c); GIS database (RCIT, 2017).

Findings of Fact:

- a) The Project site is located approximately 5.3 miles northwest of the nearest runway at the Bermuda Dunes Airport (RCIT, 2017). According to Riverside County GIS the Project site is not located within any airport influence areas (AIAs) of any airport land use compatibility plans. Accordingly, the Project would not have the potential to be inconsistent with an Airport Master Plan, and would result in no impact.
- b) As discussed in Threshold 23.a) above, the Project is not located within any AIAs, and thus would not be subject to approval by Airport Land Use Commission (ALUC). No impact would occur.
- c) Refer to discussion in Threshold 23.a) above. No impact would occur.

- d) There are no private airstrips or heliports located within the vicinity of the Project site (Google Earth, 2017). The nearest airstrip to the Project site is the runway at Bermuda Dunes Airport, located approximately 5.3 miles northwest of the Project site (Google Earth, 2017). As discussed in Threshold 23.a) above, the Project site is not located within the AIA for Bermuda Dunes Airport, and the Project would not interfere with operation of the airport. Therefore, no impact would occur, and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
24) Hazardous Fire Area				
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); County of Riverside General Plan EIR No. 521 Figure 4.13.7 (Riverside County, 2015b).

Findings of Fact:

- a) The Riverside County General Plan EIR and Riverside County GIS database do not identify the Project site as having a moderate or high potential for wildland fire hazards, and list the Project site as being located within a Local Responsibility Area (“All Others”) (RCIT, 2017; Riverside County, 2015b, Figure 4.13.7). Additionally, the Ivey Palms Specific Plan No. 392 includes development standards and design guidelines to address wildland fire hazards. As such, the Project’s potential to expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
25) Water Quality Impacts				
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Ordinance No. 754 (Riverside County, 2006); National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013); Riverside County GIS Database (RCIT, 2017); Figure 4.19.14 of the Riverside County General Plan Amendment No. 960 Draft EIR No. 521 (Riverside County, 2015b); and Water Quality Control Plan for the Colorado River Basin- Region 7 (Basin Plan) (RWQCB, 2006).

Findings of Fact:

- a) The Project would involve mass grading of approximately 219.2 acres of the Project site which would alter the existing drainage patterns of the site. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property would introduce impervious surfaces and landscaping, thereby increasing the rate and volume of storm water runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces would also reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study will be prepared for the Project site. The hydrology study will evaluate the difference between existing and post-development drainage conditions and will analyze the incremental increase in storm water runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies will be summarized and incorporated into the required EIR.

The required EIR also will evaluate the potential for long-term erosion and address Project design features (such as water quality management retention basins and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Storm Water Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011), the RWQCB's Water Quality Control Plan for the Colorado River Basin-Region 7 (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in storm water runoff (Riverside County, 2006; RWQCB, 2006; RCFCWCD, 2013). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RCFCWCD, 2013). Mitigation measures, if required, will be specified in the required EIR.

- b) The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB). Water quality information for the Colorado River and other major water bodies within the Whitewater River Watershed is contained in the Colorado River RWQCB's Water Quality Control Plan for the Colorado River Basin- Region 7 (amended through 2006). (RWQCB, 2006)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The proposed Project has the potential to drain to impaired water bodies. Receiving waters for the property's drainage and the potential impact to the water quality of those receiving bodies will be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies will be discussed in the EIR.

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Colorado River RWQCB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit for construction activities. The NPDES permit is required for all projects that include construction activities,

such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Colorado River RWQCB's Water Quality Control Plan for the Colorado River Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP will be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R7-2013-0011 (RCFCWCD, 2013). A Preliminary WQMP will be prepared for the Project site, which will identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR will evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- c) The Project does not propose the installation of any water wells that would extract groundwater. According to information available from the California Department of Water Resources, the Project site is located within the Coachella Valley Groundwater Basin (Riverside County, 2015b, Figure 4.19.14). Proposed increases in impervious surfaces that would occur with development of the site could reduce the amount of water reaching underground aquifers. The required EIR will analyze the potential impacts to the groundwater table as a result of the Project's water demand and the increase in impervious surfaces on the Project site.
- d) In the absence of an adequately designed storm water system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP will be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related storm water prior to discharge from the site. The studies will take into consideration the flow capacity of the existing and planned storm water drainage systems off-site and existing water quality impairments within the watershed. The results of the studies will be summarized and incorporated into the required EIR.
- e) Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1615G depicts the entirety of the Project site being located within a "Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood" (FEMA, 2008). The proposed Project consists of the development of 1,501 residential dwelling units, 378,970 s.f. of commercial retail, a 14.5-acre elementary school site, and a 2.3-acre electrical substation. Accordingly, the Project has the potential to place housing or structures within flood hazard zones. Therefore, impacts would be potentially significant, and flood hazards will be evaluated in a Project-specific drainage study, the results of which will be summarized and incorporated into the EIR.
- f) Refer to discussion within Threshold 25.e) above. The Project would place structures within a 100-year flood hazard area which could impede or redirect flood flows. Accordingly, the Project would result in potentially significant impacts.

- g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR will evaluate the Project’s potential to result in other adverse effects to water quality.
- h) Storm water management facilities are proposed on the Project site, which could hold standing water and attract vectors (e.g., mosquito formation). BMPs and other features are required to be identified as part of Project-specific hydrology studies and preliminary WQMPs. The required EIR will evaluate whether the on-site detention facilities and BMPs would create conditions that could produce vector control issues or odors, and will identify mitigation measures as appropriate to reduce such impacts to less than significant levels.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
26) Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA - Not Applicable <input type="checkbox"/> U - Generally Unsuitable <input checked="" type="checkbox"/> R - Restricted <input type="checkbox"/>				
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan Amendment No. 960 EIR No. 521, Figure 4.11.2 (Riverside County, 2015b).

Findings of Fact:

- a) A hydrology study will be required for the Project site in order to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project’s storm drain system for collecting, treating, and conveying Project-related storm water prior to discharge.

The EIR will incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.

- b) Refer to discussion in Threshold 26.a) above.
- c) According to the Riverside County General Plan EIR, the Project site and surrounding area are not subject to dam inundation hazards (Riverside County, 2015b, Figure 4.11.2). Accordingly, no impact would occur and further analysis of this subject is not required.
- d) The largest body of water near the Project site is the Salton Sea, located approximately 26.0 miles southeast of the Project site. Any changes in the rate or amount of runoff leaving the site in its post-development condition may have the potential to affect water levels in downstream water bodies. Accordingly, this issue will be documented in the Project’s required hydrology study, and the required EIR will evaluate whether changes in the rate or amount of runoff would adversely affect water levels at any of the downstream tributaries for the Project site.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.10 Land Use Planning

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

Source: Riverside County General Plan (Riverside County, 2015c); GIS database (RCIT, 2017); Project Application Materials; and Figure 1-4 of the North City Extended Specific Plan (Cathedral City, 2014, Figure 1-4).

Findings of Fact:

- a) Under existing conditions, the Riverside County General Plan designates the Project site for “High Density Residential (HDR)” land use and “Mixed use Area (MUA)” land use. The Project proposes a Specific Plan that would develop single-family and multi-family dwelling units, commercial uses, MUAs, and open space and recreational amenities as shown on Figure 2-7, *Proposed Specific Plan Land Use Plan*. These changes may represent an alteration of the site’s planned land use. The required EIR will analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

- b) The Project site is located within the Cathedral City sphere of influence (SOI) (Cathedral City, 2014, Figure I-4), and would therefore have the potential to affect existing land uses in the Cathedral City SOI. As such, the required EIR will analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Riverside County General Plan Land Use Element (Riverside County, 2015c); Riverside County GIS database (RCIT, 2017); Google Earth (Google Earth, 2017).

Findings of Fact:

- a) The Project site is zoned as “Mixed Use (MU),” “Open Area Combining Zone Residential Developments (R-5),” “General Residential (R-3),” and “Multiple-Family Dwellings (R-2).” The Project proposes Change of Zone No. 7893, which would establish the planning area boundaries, permitted uses and development standards for 214.7 acres that would be encompassed within SP No. 392 by rezoning all parcels within the SP No. 392 boundary to “Specific Plan (SP Zone)”. The proposed Change of Zone also would formalize planning area boundaries, acreages, and unit allocations that reflect the land use plan proposed by SP 392 as shown in Figure 2-7, *Proposed Specific Plan Land Use Plan*. The required EIR will discuss potential physical environmental effects associated with the change in the site’s existing zoning. (RCIT, 2017)
- b) Zoning classifications for properties that surround the Project site include the following: “One Family Dwellings (R-1)” to the north; “Mobile Home Subdivisions & Mobile Home Parks (R-T)” and “Open Area Combining Zone, Residential Developments (R-5)” to the east; “Mixed Use (MU),” “Freeway (FWY),” “Rural Residential (R-R),” and “Manufacturing-Service Commercial (M-SC)” to the south within Riverside County; “Planned Commercial District (P.C.D.),” “Planned Residential (P.R.),” and “Service

Industrial (S.I.)” to the south within the City of Palm Desert; and “Mixed Use (MU)” to the west. The Project’s proposed “SP Zone” zoning classification to implement the Ivey Palms Specific Plan (consisting of residential, mixed-use, school, public facility, and open space land uses) would be fully compatible with the surrounding residential, open space, and mixed-use zoning classifications. Nevertheless, the required EIR will evaluate the Project’s potential to create physical environmental effects associated with the zoning classifications of adjacent properties.

- c) Land uses to the north of the Project site include generally disturbed undeveloped land. Land uses to the east of the Project site consist of a planned residential community and golf course (Ivey Ranch Country Club), with Xavier College Preparatory High School, the Classic Golf Course, and undeveloped land farther to the east; Varner Road (frontage road) and the I-10 freeway about the Project site to the south, with predominantly vacant land and residential land uses located farther to the south; and residential land uses, open space, and undeveloped land located to the west of the Project site. The Project’s potential to conflict with existing land uses surrounding the Project site will be evaluated in the required EIR.

The Riverside County General Plan identifies planned land uses throughout the County. Existing General Plan land use designations surrounding the Project site include the following: Rural Residential (RR) to the north; Medium High Density Residential (MHDR), Medium Density Residential (MDR), Open Space Recreation (OS-R), Business Park (BP), and Commercial Retail (CR) to the east; Mixed Use Area (MUA), Freeway (FWY), Light Industrial to the south within unincorporated Riverside County, and Industrial-Business Park (I-BP), Open Space-Parks (OS/PP) and Open Space-Public Reserves (OS/PR) to the south within the City of Palm Desert; and Mixed Use Area (MUA) to the west. The Project’s proposed Medium High Density Residential (MHDR), Mixed Use Area (MUA), Public Facilities (PF), and Open Space-Recreation (OS-R) land uses would generally be compatible with the surrounding residential, commercial, and open space land uses. Nevertheless, the Project’s potential to create physical environmental effects associated with the adjacent planned land uses also will be evaluated in the required EIR.

- d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is consistent with applicable policies from the Riverside County General Plan, the Western Coachella Valley Area Plan (including policy areas), the CVMSHCP, the SCAG Comprehensive Plan and Guide, and the SCAQMD AQMP. The results of the analysis will be presented in the required EIR.
- e) The proposed Project would have no potential to disrupt or divide the physical arrangement of existing communities because the Project site is located on undeveloped land that does not provide a connection between existing established neighborhoods. Additionally, the proposed revisions to the Specific Plan would establish vehicular and non-vehicular connections both within the Project site and to off-site facilities (sidewalks, bike lanes, etc.) Accordingly, no impact would occur, and further discussion and analysis of this topic is not required.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.11 Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
29) Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Amendment No. 960 EIR No. 521 Figure 4.14.1 “Mineral Resource Zones” (Riverside County, 2015b); Google Earth Pro (Google Earth, 2017).

Findings of Fact:

- a) According to Figure 4.14.1, “Mineral Resource Zones,” of the Riverside County General Plan Amendment No. 960 EIR No. 521, the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance” (Riverside County, 2015b, Figure 4.14.1). Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and no impact would occur. No further analysis of these subjects is required.
- b) Refer to the discussion within Threshold 29.a) above.
- c) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2017). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity. There are no mines or quarries proposed by the Project nor are any known to exist on the site or in the surrounding area (Google Earth, 2017). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, no further analysis of this subject is required.
- d) Refer to the discussion within Threshold 29.c) above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.12 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable; A - Generally Acceptable; B - Conditionally Acceptable; C - Generally Unacceptable; D - Land Use Discouraged				
30) Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County, 2015c); and Riverside County GIS database (RCIT, 2017).

Findings of Fact:

- a) The nearest airport to the Project site is the Bermuda Dunes Airport, which is located approximately 5.3 miles northwest of the Project site (RCIT, 2017). According to Riverside County GIS the Project site is not located within any AIAs of any airport land use compatibility plans. Accordingly, the Project would have no potential to expose people residing or working in the Project area to excessive noise levels, and would result in no impact.
- b) No private airstrips are located within the vicinity of the Project site (Google Earth, 2017). The nearest runway to the Project site is the Bermuda Dunes Airport, which is located approximately 5.3 miles northwest of the Project site (RCIT, 2017). Project residents would not be subject to substantial noise from the Bermuda Dunes Airport due to the distance (5.3 miles) of the runway from the Project site. Regardless, a Project-specific noise impact analysis will be prepared to discuss potential impacts associated with noise from nearby airports, and the results of the analysis will be disclosed in the required EIR.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
31) Railroad Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-I “Circulation Plan” (Riverside County, 2015c); GIS Database (RCIT, 2017); County of Riverside General Plan EIR Figure 4.15.4 (Riverside County, 2015b); and Google Earth Pro (Google Earth, 2017).

Findings of Fact: An active railroad corridor is located approximately 350 feet to the southwest of the Project site. The operation of the railroad corridor may impact future Project residents to noise levels that exceed County standards. Accordingly, a Project-specific noise impact analysis will evaluate the existing noise environment, which will be summarized and analyzed in the required EIR.

Mitigation: Potentially significant impacts associated with railroad noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
32) Highway Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; and Google Earth Pro (Google Earth, 2017).

Findings of Fact: The Project site abuts the I-10 freeway corridor (Google Earth, 2017). As such, future residences at the Project site, particularly those residing on the southern portion of the site, may be exposed to highway-related noise levels that exceed the County’s significance thresholds for noise, as established by the County’s General Plan Noise Element. Accordingly, impacts due to highway-related noise represent a potentially significant impact for which a Project-specific noise impact analysis will be prepared to evaluate the Project’s potential to expose future on-site residential and commercial land uses to noise levels exceeding the County’s standards. The results of the noise study will be disclosed in the required EIR, along with any recommended mitigation measures to reduce impacts to the maximum feasible extent.

Mitigation: Mitigation measures, if required, will be set forth in the required EIR.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
33) Other Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; and GIS database (RCIT, 2017).

Findings of Fact: The Project does not contain any other aspects that would qualify as “other noise” that have not been addressed by the other thresholds. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
34) Noise Effect on or by the Project				
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-I (“Land Use Compatibility for Community Noise Exposure”) (Riverside County, 2015c); Project Application Materials; and County of Riverside Ordinance No. 847 (Riverside County, 2007).

Findings of Fact:

- a) Construction of the Project as proposed could produce noise levels that would expose nearby sensitive receptors to noise levels exceeding the County’s standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study will be prepared for the proposed

Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the County’s General Plan Noise Element. The results of the acoustical study will be summarized and incorporated into the required EIR.

- b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2007). Regardless, a site-specific acoustical study will be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.
- c) Project-related construction activities, as well as long-term operational activities (including proposed building operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County’s General Plan and County Ordinance No. 847, *Regulating Noise*. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.
- d) Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Operationally, the proposed residential, recreational, and school land uses are not anticipated to present any groundborne vibration impacts. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

Mitigation: Potentially significant impacts to noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.13 Population and Housing

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
35) Housing				
a. 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"/>
b. Create a demand for additional housing, particularly housing affordable to households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
earning 80% or less of the County’s median income?				
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"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; GIS database (RCIT, 2017); Riverside County General Plan Housing Element (Riverside County, 2015c); County of Riverside West Coachella Valley Area Plan Appendix E (Riverside County, 2015d); County of Riverside General Plan Amendment No. 960 Appendix E-I (Riverside County, 2015c).

Findings of Fact:

- a) Under existing conditions, the Project site is undeveloped. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- b) The Project proposes to develop the site with 1,501 residential units, 378,970 s.f. of commercial retail space, an electrical substation, and a 14.5-acre school site. Based on the estimated employment generation rates specified Tables 9A and 9B of the Employment Density Study Summary Report prepared for SCAG, the Project is expected to accommodate approximately 433 total employees associated with the proposed elementary school site within Planning Area 7 and the commercial retail uses planned for Planning Areas 8 through 14. The employment calculation for the proposed 14.5-acre elementary school was calculated by multiplying 14.5 acres by the employment density of 7.0 employees per acre for elementary schools in Riverside County from Table B-1 of the SCAG Employment Density Study Summary Report to arrive at approximately 102 employees (14.5 acres × 7.0 employees per acre = 101.5 employees). The employment calculation for the proposed 378,970 s.f. of commercial retail was calculated by multiplying 378,970 s.f. by the employment density of 1 employee per 1,148 s.f. of retail in Riverside County from Table 9A of the SCAG Employment Density Study Summary Report to arrive at approximately 331 employees (378,970 s.f. × 1.0 employee per 1,148 s.f. = 330.1 employees). It should be noted that the end users of the commercial component of this Project are unknown, and may include office tenants in addition to retail tenants. (NCI, 2001, Tables 9A and B-1)

The additional job opportunities offered by the Project would not create the need for new housing construction in areas not already planned for housing development by Riverside County and local

governments in the surrounding area, as the Project’s 1,501 residential units would be more than sufficient to off-set the incremental increase in demand for housing associated with the Project’s proposed elementary school and commercial retail uses. Also, implementation of the proposed Project would create 1,501 additional residential units in Riverside County, which would help meet housing demands for Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.

- c) Refer to discussion in Threshold 35.a) above. No impact would occur.
- d) The Project site is not located within a County Redevelopment Area (RCIT, 2017). Thus, no impact would occur and further discussion of this impact is not required.
- e) The Project site is a proposed community with residential and commercial land uses. Implementation of the proposed Project would result in construction of 1,501 dwelling units within the Project site. According to the population generation rates provided within the Riverside County General Plan Amendment No. 960, and as summarized previously in Table 2-2, the Project would yield a future population of approximately 3,843 residents at build-out (Riverside County, 2015c, Appendix E-1). Thus, the required EIR will discuss the potential impact the Project could have on regional and local population projections.
- f) The Project proposes 1,501 residential units, 378,970 s.f. of commercial retail uses, and a 14.5-acre elementary school site which would provide housing and jobs to the region. The Project is expected to result in up to 3,843 new residents and 433 new employees at the proposed commercial retail businesses and the elementary school site. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to population and housing will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.14 Public Services

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
36) Fire Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element (Riverside County, 2015c); County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c).

Findings of Fact: Buildout of the proposed Project would result in the introduction of approximately 1,501 new residential dwelling units on-site and a 14.5-acre elementary school site, and would increase the County’s population by up to 3,843 persons and would increase employment opportunities by approximately 433 jobs

(Riverside County, 2015c, Appendix E-1). The increase in buildings and population on-site has the potential to directly or cumulatively impact the County’s existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
37) Sheriff Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, County of Riverside General Plan Amendment No. 960 Appendix E-1, County of Riverside General Plan EIR

Findings of Fact: As indicated in Section 2.5.2, the Project is expected to result in up to 433 new employees, and would increase the County’s population by up to 3,843 persons (Riverside County, 2015c, Appendix E-1). As such, the Project would result in an incremental demand for sheriff services. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, the County requires 1.5 sworn peace officers per 1,000 population; one (1) supervisory officer and one (1) support staff per every seven (7) sworn officers; and one (1) patrol vehicle per every three (3) sworn officers (Riverside County, 2015b, p. 4.17-26). As such, the required EIR will determine the adequacy of existing sheriff service facilities to service the proposed Project and will evaluate whether the project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Mitigation: Potentially significant impacts to public services will be identified in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
38) Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c).

Findings of Fact: Buildout of the proposed Project would result in an increase in the County’s population by up to 3,843 persons and would result in an increase in the site’s demand for educational services and facilities (Riverside County, 2015c, Appendix E-1). Although a portion of the Project’s demand for educational services and facilities would be met by development of a 14.5-acre elementary school site proposed by the Project,

impacts to school facilities would be potentially significant. The required EIR will evaluate the Project’s potential impacts to existing school facilities to determine whether new or expanded school facilities are necessary to accommodate future students generated by Project development.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
39) Libraries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and General Plan Environmental Impact Report No. 521 (Riverside County, 2015b).

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County’s library system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, a standard of 0.55 s.f. per resident of the County of Riverside, and 2.5 volumes per resident of the County of Riverside must be maintained (Riverside County, 2015b, p. 4.17-71). Thus, the 3,843 residents generated by the Project would result in a future demand for approximately 2,114 s.f. of additional library space (3,843 residents × 0.55 s.f. of libraries = 2,113.65 s.f.) and approximately 9,608 volumes of material (3,843 residents × 2.5 volumes = 9,607.5 volumes). This is evaluated as a potentially significant impact. The required EIR will disclose the Project’s anticipated demand for library space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
40) Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Amendment No. 960 Environmental Impact Report No. 521 (Riverside County, 2015b)

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County’s health services system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to the County of Riverside General Plan Amendment No. 960 Draft Environmental Impact Report No. 521, per every 1,000 residents 1.9 beds should be available within the County of Riverside (Riverside County, 2015b, p. 4.17-78). Thus, the 3,843 residents generated by

the Project would result in a future demand for approximately eight (8) hospital beds within a hospital facility (3,843 residents × [1.9 hospital beds/1,000 residents] = 7.3 hospital beds). This is evaluated as a potentially significant impact. The required EIR will disclose the Project’s anticipated demand for health services space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.15 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
41) Parks and Recreation				
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database (RCIT, 2017); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2014); Ord. No. 659 (Establishing Development Impact Fees) (Riverside County, 2015e); County of Riverside General Plan Amendment No. 960 Appendix E-I (Riverside County, 2015c); and Desert Recreation District Master Plan (DRD, 2013).

Findings of Fact:

- a) The Project would include the construction of 11.5 acres of qualified parkland within the Project site (comprised of private parks, paseos, and passive recreational open space areas) that would accommodate the parkland requirements for the single-family residential uses proposed within the Project site. The portions of the Project site that would be developed with mixed-use land uses during Phase II would be required to implement recreation and park facilities in conjunction with the implementing projects, as required by the development standards specified in the Specific Plan. The EIR will disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the Quimby Act parkland requirement of 3.0 acres of parkland per 1,000 residents, or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.
- b) As discussed in Threshold 41.a), the Project would provide a total of 11.5 acres of qualified parkland on-site to meet the recreational needs of the single-family residences proposed within the Project site and

the mixed-use land uses would be required to implement recreation and park facilities on-site in conjunction with the implementing mixed-use projects. There is the potential that future residents of the proposed Project would use existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility could occur or be accelerated. Potential impacts to existing parkland facilities will be evaluated in the required EIR.

- c) According to Riverside County GIS, the Project site is not located within a CSA (RCIT, 2017). The Project site is located in the Desert Recreation District (DRD). The EIR will evaluate whether the Project complies with the parkland provision requirements established by the DRD Master Plan, and whether Quimby fees would be required to fund off-site parkland development that could, in turn, result in adverse physical impacts to the environment.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
42) Recreation Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Western Coachella Valley Area Plan, Figure 8 (Riverside County, 2015d).

Findings of Fact: According to Figure 8 of the Western Coachella Valley Area Plan, a Class I Bike Path is planned along Varner Road, which borders the southern boundary of the Project site (Riverside County, 2015d, Figure 8). No other recreational trails are shown on or in the vicinity of the Project site on Figure 8. The CV Link project proposed by the Coachella Valley Association of Governments (CVAG) is a 50-mile multi-modal trail alignment that would span from Palm Springs to Coachella. Figure ES-1, *CV Link Overview Map*, of the CV Link Conceptual Master Plan depicts the proposed CV Link trail alignment. As shown on Figure ES-1, no segment of the CV Link trail alignment occurs on the Project site or in the immediate vicinity of the Project site. The nearest segment of the CV Link trail alignment to the Project site is located approximately 3.9 miles to the south (CVAG, 2016, Figure ES-1; Google Earth, 2017). Therefore, because no portion of the CV Link trail alignment would occur on the Project site or within the immediate vicinity of the Project site, the Ivey Palms Specific Plan Project would not impact or otherwise interfere with the construction or operation of the CV Link trail alignment. The Ivey Palms Specific Plan Project proposes the construction of an on-site network of 15-foot wide Paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community. Nevertheless, the required EIR will evaluate whether the Project would conflict with any planned recreational trail alignments within the Project area, and also will evaluate the physical impacts to the environment resulting from the construction of such trails.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.16 Transportation/Traffic

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
43) Circulation				
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Traffic Impact Analysis Preparation Guide (Riverside County, 2008), 2011 Riverside County Congestion Management Program (RCTC, 2011); Riverside County GIS Database (RCIT, 2017); Western Coachella Valley Area Plan, Figure 8 (Riverside County, 2015d); Sunline Transit Agency System Map (STA, 2017), Google Earth Pro (Google Earth, 2017).

Findings of Fact:

- a) The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. A site-specific traffic study will be prepared according to the Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The traffic study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study will model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads will be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.
- b) Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes the I-10 freeway, Monterey Avenue, Ramon Road, and SR-111 (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.
- c) The Project site is located approximately 5.3 miles northwest of the nearest runway at the Bermuda Dunes Airport (RCIT, 2017). According to Riverside County GIS the Project site is not located within any AIAs of any airport land use compatibility plans. Therefore, the Project would not require review by the Riverside County ALUC for consistency with any airport land use compatibility plans. Nevertheless, the required EIR will evaluate whether the Project would result in a change in air traffic patterns that would pose substantial safety risks to local and/or future Project residents, or that could adversely affect the safety of aircraft operations associated with the airport.
- d) As noted under Threshold 43.c), above, the proposed Project would not require review by the Riverside County ALUC for consistency with any airport land use compatibility plans. An active railroad corridor is located approximately 350 feet to the southwest of the Project site (Google Earth, 2017). There are no waterborne traffic routes in the Project vicinity that could be affected by the proposed Project. Accordingly, the EIR will evaluate the Project's potential impacts to rail traffic. (Google Earth, 2017)
- e) All proposed improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis will be prepared for the Project and will evaluate the potential of hazards due to design features on the Project site. The results will be disclosed in the required EIR.
- f) The proposed Project would install public roadway improvements that would require long-term maintenance. Accordingly, analysis of the Project's construction-related impacts will be included in the required EIR to evaluate the Project's potential to affect long-term maintenance of the affected public roads.
- g) There are no improved roadway facilities traversing the Project site under existing conditions (Google Earth, 2017). The Project would entail improvements along Varner Road, and thus traffic in the local vicinity may be affected. As such, analysis of the Project's construction-related impacts will be included in the required EIR to evaluate the Project's potential to affect local circulation during construction.

- h) The proposed Project would not affect any local area roadways that serve as emergency access routes during near-term construction or long-term operation. During the course of the County of Riverside’s required review of the Project’s applications, the Project’s design would be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, no impacts would occur and further analysis of this issue is not required.
- i) According to Figure 8 of the Western Coachella Valley Area Plan, a Class I bicycle route is designated along Varner Road (Riverside County, 2015d, Figure 8). Figure 8 does not show any community trails planned on or within the vicinity of the Project site. As previously discussed, the proposed CV Link trail alignment project would not occur on, or within the immediate vicinity of, the Project site. Therefore, the Project would not impact or otherwise interfere with construction or operation of the CV Link trail alignment. Bus transit in the vicinity of the Project site is provided by the Sunline Transit Agency (STA). The nearest bus stop to the Project site is located approximately 0.75-mile southeast of the Project site at Gerald Ford Drive and Cook Street, which serves Line 53 (STA, 2017; Google Earth, 2017). Implementation of the proposed Project would not affect the operation of the bus route. Nonetheless, there is potential that the Project could conflict with the Western Coachella Valley Area Plan designations for bike trails or other adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or could substantially decrease the performance or safety of such facilities. As such, the impacts to adopted plans, policies, or programs regarding public transit, bikeways, or pedestrian facilities will be discussed and evaluated in the Project’s required EIR.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
44) Bike Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Figure 8 of the Western Coachella Valley Area Plan (Riverside County, 2015d).

Findings of Fact: According to Figure 8 of the Western Coachella Valley Area Plan Figure 8, a Class I bike route is designated along Varner Road which abuts southern boundary of the Project site (Riverside County, 2015d, Figure 8). There is potential that the Project could conflict with the Western Coachella Valley Area Plan designations for a Class I bicycle route along Varner Road, or could otherwise substantially decrease the performance or safety of other bicycle figures facilities. The required EIR will discuss and evaluate the potential impacts to bike trails resulting from the Project.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.17 Utility and Service Systems

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
45) Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); CVWD 2015 Urban Water Management Plan (CVWD, 2016)

Findings of Fact:

- a) The Project site is in the service area of Coachella Valley Water District (CVWD) (RCIT, 2017). The proposed Project would install connections to existing CVWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR will describe the Project’s proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.
- b) The Project’s proposed operation of 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site would result in an increase in potable water demand from the local water purveyor, CVWD. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves a residential development with more than 500 dwelling units. The Project also may increase the site’s demand for potable water as compared to what is anticipated in the CVWD’s 2015 Urban Water Management Plan (UWMP) (CVWD, 2016). In order to evaluate whether CVWD’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) will be prepared for the Project. The results of the WSA will be documented in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
46) Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County GIS database (RCIT, 2017).

Findings of Fact:

- a) Wastewater service is provided to the Project site by CVWD (RCIT, 2017). The proposed Project would install connections to CVWD wastewater conveyance lines, which would result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate service to the site. Additionally, there is a potential that Project wastewater flows could exceed the treatment capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR will evaluate whether the Project’s demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.
- b) Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR will evaluate whether there is adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
47) Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The construction and operation of 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site on the Project site would generate solid waste requiring off-site disposal. The required EIR will evaluate whether the Project’s incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also will evaluate whether any new or expanded solid waste facilities would be required to serve the Project.
- b) Solid waste that would be generated during the Project’s construction and operational phases have the potential to conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP. The Project’s potential to conflict with federal, state, and local statutes and regulations related to solid wastes will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
48) Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a. Electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Maintenance of public facilities, including roofs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

- a-g) Development of the Project site with 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
49) Energy Conservation				
a. Would the project conflict with any adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

- a) There are no adopted energy conservation plans that are applicable to the proposed Project. Nonetheless, the required EIR will evaluate whether the Project would involve the wasteful, inefficient, and/or unnecessary consumption of energy during construction and/or long-term operation.

Mitigation: Although significant impacts are not anticipated, measures to reduce the Project’s energy consumption may be identified in the required EIR in conformance with CEQA Guidelines Appendix F.

Monitoring: Monitoring for any energy conservation measures will be set forth in the required EIR.

4.1.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
50) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
or eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials.

Findings of Fact: The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of residential, commercial, school, and public facility (electrical substation) uses to the area restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plans species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources are known to be present on the site. These issues will be evaluated in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
51) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; traffic and transportation; land use and planning; hydrology and water quality; noise; and public services. The required EIR will evaluate the Project’s potential to result in cumulatively significant impacts.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
52) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR.

4.2 EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County General Plan Program EIR (SCH No. 2002051143), October 7, 2003.

General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), February 2015.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

4.3 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21000 and 21178.1; References: California Government Code Sections 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code Section 7050.5; and Public Resources Code Sections 21074, and 12220(g).

5.0 REFERENCES

The following information sources were used during the preparation of this IS:

<u>Cited As:</u>	<u>Source:</u>
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CVAG, 2016	Coachella Valley Association of Governments (CVAG), 2016. <i>CV Link Master Plan Volume 1 (January 2016)</i> . Accessed April 25, 2017. Retrieved from: https://apd.app.box.com/s/lj5etb7rsjjq10fd89ikl73rmdl8urcz
CVWD, 2016	Coachella Valley Water District (CVWD), 2016. <i>2015 Urban Water Management Plan</i> . Adopted July 1, 2016. Accessed March 8, 2017. Retrieved from: http://www.cvwd.org/ArchiveCenter/ViewFile/Item/516
DRD, 2013	Desert Recreation District (DRD), 2013. <i>Desert Recreation District Master Plan</i> . Accessed March 7, 2017. Retrieved from: https://myrecreationdistrict.com/assets/attachments/2013-Master-Plan.pdf

<u>Cited As:</u>	<u>Source:</u>
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Notice of Preparation of a Draft Environmental Impact Report

Date: May 18, 2018

To: Interested Party

Project Case No./Title: Ivey Palms Specific Plan Environmental Impact Report for General Plan Amendment No. 1133 (GPA01133), Change of Zone No. 7893 (CZ07893), Specific Plan No. 392 (SP00392), and Tentative Tract No. 37434 (TR37434).

Project Location: The 214.7-acre area encompassed by the Ivey Palms Specific Plan No. 392 (SP 392) is located in the "Western Coachella Valley" area of unincorporated Riverside County. Western Coachella Valley is located within the central portion of Riverside County and is surrounded by the San Jacinto, Santa Rosa, and Little San Bernardino Mountains. The Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east.

The Project site is located immediately north and east of Varner Road, the I-10 freeway and the City of Palm Desert; south of Ramon Road and approximately 2.8 miles south of the Indio Hills; and west of Jack Ivey Drive and the Ivey Ranch Country Club, and approximately 0.75 mile west of the Coachella Valley National Wildlife Refuge. The City of Rancho Mirage is located approximately one mile to the west of the Project site, and the City of Indio is located approximately 4.5 miles to the east of the Project site. Regional access to the Project site is currently available from the I-10 freeway via the Cook Street and Monterey Avenue exits and Varner Road.

Project Description: The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA0133), Specific Plan No. 392 (SP00392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR 37434). These applications, if approved as proposed, would facilitate the development of: 600 single-family residences on 98.0 acres, 2.3-acre electrical substation site that would be operated by the IID, 6.4-acre community park, five half acre pocket parks, 3.5-acre driving range, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. Additionally, the Project proposes to designate a total of seven (7) planning areas, totaling 69.6 acres, which would accommodate the development of mixed-use buildings with up to 900 multiple-family dwelling units and 378,970 square feet of commercial retail space. In addition, a 14.5-acre planning area would be offered to the PSUSD for development of a K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7. Off-site improvements associated with the project include construction of a secondary roadway access to Planning Area 7 via Cook Street (2.8 acres) and construction of an off-site sewer improvement in Varner Road between Cook Street and the Ivey Ranch Country Club that abuts the Project site to the east (1.7 acres).

The project would be developed over the course of two Phases: Phase 1 (which includes two sub-phases) and Phase 2. Phase 1A of the would occur in 2022 and would develop 600 single-family residential units, a 14.5-acre elementary school, interim drainage facilities, a 2.3-acre electrical substation, approximately 30.6 acres of open space, and five (5) 0.5-acre pocket parks. Phase 1B would occur approximately 2027 and would develop 529 Multi-family dwelling units within the Mixed Use Areas Planning Areas and 222,156 square feet of commercial retail development. Phase 2 would take place from approximately 2032 through 2035 and would develop 372 multifamily residential units and 156,815 square feet of commercial retail space in addition to the removal of the interim drainage facilities.

LEAD AGENCY:

Riverside County Planning Department
Attn: Jason Killebrew, Project Planner
4080 Lemon Street, 12th Floor/P.O. Box 1409
Riverside, CA 92502-1409

PROJECT SPONSOR:

Applicant: Joseph Rivani
3470 Wilshire Blvd.
Los Angeles, CA 90010

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than June 22, 2018 (30 days from the publication of this notice).**

PUBLIC SCOPING MEETING

Because the Project meets the CEQA Guidelines §15206 definition of a project having statewide, regional, or area-wide significance, the County of Riverside will hold a scoping meeting as specified in CEQA Guidelines §15082. The scoping meeting will be held at:

County of Riverside - Desert Office
77-588 El Duna Ct., Suite H
Palm Desert, CA 92211
June 18, 2018 at 1:30 p.m.

If you have any questions please contact Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant Director of TLMA

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, MICHAEL HILBERSON, certify that on 5/2/18,
Print name Date

the attached property owner's list was prepared by:

MICHAEL HILBERSON for the following project, ENV ASSESS 42653
Print Company Name and/or Individual's Name Project case number(s)
SPEC PLAN 392 (SP00392)

using a radius distance of _____ feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: MICHAEL HILBERSON

Title/Registration: MAPPING CONSULTANT

Address: 2045 KNIGHTS FEINT DR

Address: _____

City: PLUMAS LAKE State: CA Zip: 95961

Telephone No.: 800 568 7104 Fax No.: () _____

E-Mail: DATA@MAPPING6@GMAIL.COM

Case No.: ENV ASSESS 42653
SPEC PLAN 392 (SP00392)

APN	NAME	ADDRESS	CITY	STATE	ZIP
693-282-001	2663091 MANITOBA LTD	BOX 42 SITE 12 RR 1	KEEWATIN, ON POX 1C0,	CANADA	
694-020-017	A AMES PLUMBING HEATING CORP	PO BOX 1017	GARDEN GROVE	CA	92842
694-080-009	ABK INV	PO BOX 13185	PALM DESERT	CA	92255
694-250-019	ABRAHAM & MARY E AYALA	35838 RAPHAEL DR	PALM DESERT	CA	92211
694-010-050	ADAM F & TERESA L ANDERSON	74914 CONESTOGA	THOUSAND PALMS	CA	92276
694-040-033	ADRIENNE M MCLAUGHLIN	34920 SERENADE	THOUSAND PALMS	CA	92276
694-020-044	ALAN M & SANDRA M SOMMER	BOX 90	HEISLER AB, TOB 2A0,	CANADA	
694-480-005	ALBERT T & PAULA Y CHEATHAM	74486 XANDER CT	PALM DESERT	CA	92211
693-292-008	ALEXANDER C SUNG	73961 WHITE SANDS DR	THOUSAND PALMS	CA	92276
693-291-030	ALEXANDER C VASQUEZ	33875 BELL RD	1000 PALMS	CA	92276
694-250-023	ALFONSO C & ORTENCIA Z ROGER	35887 RAPHAEL DR	PALM DESERT	CA	92211
694-040-060	ALICE J MOORE	74655 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-010-069	ALLEN G W/L D LIVING TRUST	34920 SURREY WAY	THOUSAND PALMS	CA	92276
693-273-007	ALLEN R & KIM WARD	12607 238TH ST	SNOHOMISH	WA	98296
693-274-003	ALLEN W NEAR	73040 DEL NORTE WAY	THOUSAND PALMS	CA	92276
694-480-037	ANDREW CLOUTIER	74662 MILLENNIA WAY	PALM DESERT	CA	92211
694-060-033	ANDREW STEVENS	521 N ALPINE DR	BEVERLY HILLS	CA	90210
694-030-033	ANGUS W HARCOURT	70443 CHAPPEL RD	RANCHO MIRAGE	CA	92270
694-110-011	ANTHONY B/JOYCE F HARRIS	35340 MEXICO WAY	THOUSAND PALMS	CA	92276
694-010-040	ANTHONY DIVIGGIANO	74935 REINS RD	THOUSAND PALMS	CA	92276
694-020-021	ANTHONY E & PEARL G TERAS	6131 36TH AVE	SEATTLE	WA	98107
693-291-011	ANTHONY JASON & NICOLE ANDREA LIENAU	33892 SHADY PALMS CIR	THOUSAND PALMS	CA	92276
694-010-026	ARNIE R ROMERO	40093 CORTE LOS ORLANOS	INDIO	CA	92203
694-400-037	ARTHUR GERALD & SHIRLEY JANE SCHWILK	PO BOX 254	THOUSAND PALMS	CA	92276
694-020-043	ARTHUR LEWIS SMITH	34542 STAGE DR	THOUSAND PALMS	CA	92276
694-010-084	ARTHUR R & BLANCA OFELIA TERRAZAS	28100 BLACKGOLD WAY	THOUSAND PALMS	CA	92276
694-400-035	ARTHUR RAYMOND & JOAN DEANE PERRY	PO BOX 2686	TEHACHAPI	CA	93561
694-080-008	ASVY LLC	3361 W FAIRCREST DR	COSTA MESA	CA	92628
694-020-053	ATHANS ROBERT F THOMPSON	74835 COTTONTAIL CT	ANAHEIM	CA	92804
694-040-017	AUGUSTIN S & PEGGY G STUCKER	34945 SERENADE ST	THOUSAND PALMS	CA	92276
693-292-002	BARBARA A BROWN	73901 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-030-014	BARBARA ANN NUISMER	PO BOX 430	PASO ROBLES	CA	93447
694-040-034	BARBARA J GRAHAM	9033 BUCKLES ST	DOWNEY	CA	90241
693-291-031	BARRIE E & CORINNE M SMITH	33855 BELL RD	THOUSAND PALMS	CA	92276
694-100-036	BEN W & YVONNE J OGLE	35550 SAND ROCK RD	THOUSAND PALMS	CA	92276
651-140-034	BENITO & JUSTINA MEZA	PO BOX 367	THOUSAND PALMS	CA	92276
651-140-035	BENITO & JUSTINA MEZA	83480 ELLA AVE	THERMAL	CA	92274
694-050-007	BERGER H N & FRANCES FOUNDATION	PO BOX 13390	PALM DESERT	CA	92255
694-010-080	BERNICE ANNE PORTER	2616 HWY NO #203	JUNEAU	AK	99801
693-273-010	BERNICE C ALGER	33760 BELL RD	THOUSAND PALMS	CA	92276
694-040-009	BERTHA R LOURO	35111 SERENADE	THOUSAND PALMS	CA	92276
694-040-037	BETTY J CRINER	35002 SERENADE	THOUSAND PALMS	CA	92276
694-030-011	BILL A & M JEAN SAGE	103 N LAKEVIEW DR	COEUR DALENE	ID	83814
694-110-063	BLAISE P & CAROLYN J UGOLINI	35470 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-010-027	BLANTON W V/D J LIVING TRUST	34604 STAGE DR	THOUSAND PLMS	CA	92276
694-040-041	BOBBY GENE & SANDRA KAYE JACOBS	35062 SERENADE	THOUSAND PALMS	CA	92276
693-281-009	BOBBY R HARDIN/GIESKING SHIRLEY J	73791 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-250-022	BRANDON BANDERA	35880 RAPHAEL DR	PALM DESERT	CA	92211
694-020-040	BRENDA ANN VOSBEIN	34585 STAGE DR	THOUSAND PALMS	CA	92276

694-081-041	BRENT & EILEEN DILL	PO BOX 1269	SUMMERLAND	CA	93067
693-282-016	BRENT & GEORGIA BANNISTER	13800 NASH DR	VERNON, BC V1B 1X8,	CANADA	
694-080-006	BRENT W & AMI DUOING	1037 RASHFORD DR	PLACENTIA	CA	92870
694-080-005	BRENT W & AMI L DUOING	1037 RASHFORD DR	PLACENTIA	CA	92870
694-080-011	BRIAN D & GLORIA B HALE	PO BOX 18193	ANAHEIM	CA	92817
694-020-001	BRIAN D ESLINGER	12501 WOODLAND LN	GARDEN GROVE	CA	92840
694-060-017	BRM PROP	77270 IROQUOIS DR	INDIAN WELLS	CA	92210
694-040-003	BRUCE A COFFIN	2414 LESPARRE WAY	COSTA MESA	CA	92627
693-282-025	C HAYDEN & DORIS A ELLINGHAM	236 E HIGHWAY 81	BURLEY	ID	83318
694-020-024	CAMILO G SERVIN	34614 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-010-086	CARLOS W & BARBARA J TANNER	74825 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-110-016	CARLTON R & NANCY M TAFT	35470 MEXICO WAY	THOUSAND PALMS	CA	92276
694-010-094	CARMEN JEAN LEARY	13929 126TH AVE	GIG HARBOR	WA	98329
694-040-067	CARMIN & FRANCES ZAINO	74595 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-282-018	CAROL EVE GOOLER	33919 PALM LAKE CIR	THOUSAND PALMS	CA	92276
694-110-002	CAROL LOVE	35150 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-040-001	CAROLE J FOSTER	74518 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-020-023	CAROLE LSTJOHN	34596 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-250-024	CAROLE S BURCH TRUST	505 IDAHO AVE #11	SANTA MONICA	CA	90403
693-281-017	CAROLYN D POGUE	4610 S AKRON ST	GREENWOOD VILLAGE	CO	80111
694-040-015	CELESTE MONICA MOSES	34995 SERENADE	THOUSAND PALMS	CA	92276
694-400-018	CHAMPAGNE PARTNERS	8860 LAWRENCE WELK DR	ESCONDIDO	CA	92026
694-400-028	CHAMPAGNE PARTNERS	8860 LAWRENCE WELK DR	ESCONDIDO	CA	92026
694-400-031	CHAMPAGNE PARTNERS	8860 LAWRENCE WELK DR	ESCONDIDO	CA	92026
693-291-032	CHARLES R & SANDRA L POTHIER	RR 2 SITE 4 BOX 16	AIRDRIE, AB T4B 2A4,	CANADA	
694-100-004	CHERYL PANSY RUIZ	PO BOX 264	THOUSAND PALMS	CA	92276
694-400-023	CHRIS F & JULIE L HALE	5365 WALLABY ST	YUCCA VALLEY	CA	98801
694-250-010	CHRISTIAN Z COCCA	35796 RAPHAEL DR	PALM DESERT	CA	92211
694-250-013	CHRISTINA L KAMP	73812 DA VINCI CT	PALM DESERT	CA	92211
694-060-006	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-060-007	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-060-028	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-120-024	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-120-028	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-120-029	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-120-031	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-190-038	CITY OF PALM DESERT	73510 FRED WARING DR	PALM DESERT	CA	92260
694-010-090	CLAIRE E & EILEEN E HALDEMAN	74785 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-110-012	CLARENCE J & ESTHER J PETERSEN	35360 MEXICO WAY	THOUSAND PALMS	CA	92276
694-110-049	CLARK SANDERS	35239 BANDANA RD	THOUSAND PALMS	CA	92276
693-292-015	CLEVE NEAL & JONI IRENE SCHWENKE	4115 MATIA DR	FERRDALE	WA	98248
693-292-003	CLIFFORD LONNIE & CHERYL LORRAINE WALKER	PO BOX 1643	ROSETOWN SK, 501 ZVO,	CANADA	
694-020-012	CLIFFORD N SCHOONDVER	34605 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-030-020	CLINTON G & BARBARA J MALLOY	74631 BELLOWS RD	THOUSAND PALMS	CA	92276
651-140-030	COACHELLA VALLEY CONSERVATION COMMISSION	73710 FRED WARING #205	PALM DESERT	CA	92260
651-140-031	COACHELLA VALLEY CONSERVATION COMMISSION	73710 FRED WARING #200	PALM DESERT	CA	92260
651-140-032	COACHELLA VALLEY CONSERVATION COMMISSION	73710 FRED WARING #200	PALM DESERT	CA	92260
651-140-033	COACHELLA VALLEY CONSERVATION COMMISSION	73710 FRED WARING #200	PALM DESERT	CA	92260
694-081-033	COACHELLA VALLEY PROP	77933 LAS MONTANAS RD #101	PALM DESERT	CA	92211
694-250-055	COACHELLA VALLEY WATER DIST	PO BOX 1058	COACHELLA	CA	92236

693-275-012	CONNIE A SWANK	PO BOX 131006	BIG BEAR LAKE	CA	92315
694-040-055	CORAZON S GROSSMAN	74654 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-282-017	CRAIG & SUSAN WOOLLVEN	908 LIGHTHOUSE LANDING	SUMMERLAND, BC V0H 1Z9,	CANADA	
694-400-015	CURT A LAWSON	34582 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-190-056	CVWD	PO BOX 1058	COACHELLA	CA	92236
694-100-014	CYNTHIA ANN OLSON	61900 INDIAN HILLS RD	MOUNTAIN CENTER	CA	92561
693-291-025	CYNTHIA R VAUGHAN TRUST	33918 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-040-035	D RITCHIE & DEBORAH D MACDONALD	LOGAN LAKE BC	V0K 1W0	CANADA	
694-010-004	DALE A & COLLEEN M ADAMS	1202 W VILLAGE LN	BELLINGHAM	WA	98226
694-010-052	DALE A & SHIRLEY J MOLL	1038 B N W #12TH FLR	PENDLETON	OR	97801
694-050-001,006,011-013/120-002,010,011	DAN & KATHY ARTHOFER	PO BOX 10179	PALM DESERT	CA	92255
694-040-004	DANE B & LISA D BURGE	35197 SUNSHINE	THOUSAND PALMS	CA	92276
693-273-002	DANIEL C & DONNA J HOWSE	33580 BELL RD	THOUSAND PALMS	CA	92276
693-272-027	DANIEL W EADS	39650 ELNA WAY	CATHEDRAL CY	CA	92234
694-040-051	DANNY A & TERRI A WALKER	74618 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-020-008	DARRYL L HENDERSHOT	34671 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-110-005	DAVID & CHARLOTTE GUERRA	140 LINDEN AVE #955	LONG BEACH	CA	90802
693-291-026	DAVID & JODY COOPER	11742 RICASOLI WAY	PORTER RANCH	CA	91326
693-292-006	DAVID & JODY COOPER	11742 RICASOLI WAY	PORTER RANCH	CA	91326
693-292-013	DAVID A & JUDY M BILAWA	33940 BELL RD	THOUSAND PALMS	CA	92276
694-480-046	DAVID ALLEN & TRACY CHRISTINE DARRIN	74537 TESLA DR	PALM DESERT	CA	92211
693-291-013	DAVID B & SUZANNE R ROBERTS	859 INGLIS RD	GIBSONS, BC V0N 1V8,	CANADA	
694-030-002	DAVID COX	74679 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-081-037	DAVID FAZZONE	74090 DINAH SHORE DR #405	PALM DESERT	CA	92211
694-030-012	DAVID G WEIS	74626 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-400-013	DAVID H & JULIE L BARCOCK	34698 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-110-070	DAVID H & MICHELLE HOFFMAN	35211 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-040-063	DAVID HUTCHINSON	74633 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-400-003	DAVID J & JOAN M LAUDIG	74775 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-040-026	DAVID J & WENDY E SIMPSON	2936 LOWER 6 MILE RD	NELSON, BC V7L 5L7,	CANADA	
693-275-015	DAVID L & CAROL ANN NORWOOD	73966 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-110-014	DAVID LINK	PO BOX 190752	HAWI	HI	96719
694-040-025	DAVID P & YVONNE W SLATER	74642 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-080-012	DAVID P MADISON	1175 AVENIDA CABALLEROS	PALM SPRINGS	CA	92262
694-040-010	DAVID W SCHOEDE	39740 KIRKWOOD CT	RANCHO MIRAGE	CA	92270
694-100-035	DEBRA DIANNE DEJONG	1026 N 41ST PL	RENTON	WA	98056
694-110-055	DEBRA DIANNE DEJONG	1026 N 41ST PL	RENTON	WA	98056
694-110-066	DENA & MICHAEL ARBAUGH	PO BOX 7011	BIG BEAR LAKE	CA	92315
694-020-019	DENISE WHITE SEIKER	34520 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-020-049	DENNIS A & SALLY LAUGUSTINE	4465 KEY PL	HANSVILLE	WA	98340
693-272-024	DENNIS GENE TOIGO	73944 ELIZABETH DR	THOUSAND PALMS	CA	92276
694-030-016	DENNIS R BRANICK	34665 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-081-015	DESERT CADDY SHACK	73850 DINAH SHORE DR #115	PALM DESERT	CA	92211
694-060-026	DESERT STORAGE 18	PO BOX 320099	ALEXANDRIA	VA	22320
694-480-002	DESIDERIO/TINA TENEBRUSO	32225 LA BRISAS WAY	PALM SPRINGS	CA	92264
694-010-082	DESMOND & EDNA MAILEY	13248 GUNNER AVE	SAN DIEGO	CA	92129
694-040-059	DIAMOND MAX & MARY LIVING TRUST	74745 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-110-048	DIANA M COLBORNE	PO BOX 778	COCHRONE, AB, T4C 1A8,	CANADA	
693-291-010	DIANE LAVELY	33872 SHADY PALMS CIR	THOUSAND PALMS	CA	92276
694-250-029	DIANE R HUFF	1419 N WOODLAWN ST	TACOMA	WA	98406

694-040-054	DIXIE ECKES	74644 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-292-017	DON L DONNELLY	33860 BELL RD	THOUSAND PALMS	CA	92276
694-020-014	DONALD & DIANA SWANSON	10204 V/A VISTA PARQUE NW	ALBUQUERQUE	NM	87114
694-081-045	DONALD & PATRICIA E MOHR	74000 DINAH SHORE DR #413	PALM DESERT	CA	92211
694-010-043	DONALD A & JOANN W DAVENPORT	6125 PRYOR ST	EUREKA	CA	95503
694-010-064	DONALD B & EVELYN J WILLIS	2 1873 WINSLOW AVE	COQUITLAM, BC V3J 2G9,	CANADA	
693-281-010	DONALD FREELAND	73801 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-100-015	DONALD J & KATHRYN A OREN	35573 CANTEEN	THOUSAND PALMS	CA	92276
694-030-005	DONALD JAY WILLIAMS	17056 LISETTE ST	GRANADA HILLS	CA	91344
694-010-053	DONALD L & CAROLYN SUE TAYLOR	74950 CONESTOGA	THOUSAND PALMS	CA	92276
694-010-014	DONALD LEE & MICHELLE JO HOREL	42335 WASHINGTON #F	THOUSAND PALMS	CA	92211
694-110-029	DONALD S & MARI C PETERSON	5201 BANYAN LN	PALM DESERT	CA	92211
694-030-013	DONALD SYLVIA	74630 MEXICALI ROSE	TAMARAC	FL	33319
693-274-004	DONNA M WALKER	3345 COCKERILL DR	THOUSAND PALMS	CA	92276
693-292-014	DORIS J HOLLAND	33920 BELL RD	REDDING	CA	96002
694-110-058	DORIS MAY OLIVERA	35493 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-040-020	DOROTHY E NAKULAK	218 SAN ANTONIO CIR	THOUSAND PALMS	CA	92276
694-040-012	DOROTHY J BUEHLMAN	35055 SERENADE	PLACENTIA	CA	92870
694-030-024	DOROTHY J THOMAS	34564 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-100-022	DOROTHY M DYBALSKI	35581 MEXICO WAY	THOUSAND PALMS	CA	92276
693-291-004	DOUG BROWN	2003 MOUNTAINVIEW AVE	LUMBY, BC, V0E 2G0,	CANADA	92276
694-040-069	DOUGLAS M & LYNN M WIGHT	541 W BAKERVIEW RD	BELLINGHAM	WA	98226
694-010-089	DOYLE & OLIVIA R FERGUSON	74795 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-020-032	DRAKE REVOCABLE LIVING TRUST	34766 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-080-007	DS GEN	1 TECHNOLOGY DR #1703	IRVINE	CA	92618
694-081-026	EADS PRICE	73950 DINAH SHORE DR #302	PALM DESERT	CA	92211
694-081-027	EADS PRICE	73950 DINAH SHORE DR #302	PALM DESERT	CA	92211
694-081-028	EADS PRICE	73950 DINAH SHORE DR #302	PALM DESERT	CA	92211
694-081-008	EAST PALM SPRINGS CHURCH OF CHRIST	73850 DINAH SHORE DR #108	PALM DESERT	CA	92211
693-291-020	EDDIE J & KAREESE L FORSHEE	33818 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-081-012	EDMOND G & JUDITH A THOMPSON	47315 E EL DORADO DR	INDIAN WELLS	CA	92210
694-081-009	EDMOND GASCOIGNE & JUDITH ANN THOMPSON	573 VIA DEL MONTE	PALOS VERDES ESATES	CA	90274
694-081-010	EDMOND GASCOIGNE & JUDITH ANN THOMPSON	573 VIA DEL MONTE	PALOS VERDES ESATES	CA	90274
694-020-016	EDMUND & MAUREEN FOX	34537 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-081-005	EDWARD T & HADY Y FLEMING	76384 V/A VOLTEERRA	INDIAN WELLS	CA	92210
694-480-031	ELAINE DIRIENZO	3814 BOWSPIRIT CIR	WESTLAKE	CA	91361
694-480-011	ELAINE F DIRIENZO	2347 FOX HILLS DR #304	LOS ANGELES	CA	90064
694-400-007	ELAINE L ALLEN	74848 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-010-018	ELBA M ESTRADA	34982 TIOPA	THOUSAND PALMS	CA	92276
693-281-012	ELISA BOTBYL	4501 FAIR HOPE DR	LA MIRADA	CA	90638
693-292-011	ELIZABETH LOIS & PATRICIA LEAH SCHMIT	798 QUESNEL CANYON RD	QUESNEL, BC V2J 6S4,	CANADA	
694-081-023	ENFIELD GROUP	73900 DINAH SHORE DR #208	PALM DESERT	CA	92211
694-081-024	ENFIELD GROUP	73900 DINAH SHORE DR #209	PALM DESERT	CA	92211
694-061-015	EQUITY TRUST CO	72780 COUNTRY CLUB NO #301	RANCHO MIRAGE	CA	92270
694-020-005	ERICK SIKKenga	13581 BARKLEY PL	CHINO	CA	91710
693-281-015	ERLINDA IVERSON	73851 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-400-004	ERMA RUTH GUTIERREZ	74800 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-020-051	ERNEST D/BETTY J SALAZAR	34710 STAGE DR	THOUSAND PALMS	CA	92276
694-480-009	ESTEBAN & SAVANNAH ALVARADO	74542 XANDER CT	PALM DESERT	CA	92211
693-291-001	EUGENE A & MARILYN D BURKE	33937 SHADY PALMS CIR	THOUSAND PALMS	CA	92276

693-281-016	EUGENE L WIRSTA	33577 LAURA	THOUSAND PLMS	CA	92276
694-081-006	EVP	26401 VIA DE ANZA	SAN JUAN CAPO	CA	92675
694-081-007	EVP	73850 DINAH SHORE DR #107	PALM DESERT	CA	92211
694-040-023	FEDERAL HOME LOAN MORTGAGE CORP	74628 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-040-006	FEDERAL NATL MTG ASSN	35161 SUNSHINE	THOUSAND PALMS	CA	92276
694-110-021	FEDERAL NATL MTG ASSN	35423 CANTEEN	THOUSAND PALMS	CA	92276
694-110-024	FEDERAL NATL MTG ASSN	35462 CANTEEN	THOUSAND PALMS	CA	92276
694-100-021	FIDEL & MARGARET OLIVAS	35601 MEXICO WAY	THOUSAND PALMS	CA	92276
694-010-012	FLOYD E & JANE A ROGERS	34898 TIOGA	THOUSAND PALMS	CA	92276
694-081-030	FOCUS PALM DESERT	1601 DOVE ST #183	NEWPORT BEACH	CA	92660
694-081-031	FOCUS PALM DESERT	1601 DOVE ST #183	NEWPORT BEACH	CA	92660
693-291-018	FRANCES H MACOMBER/STURMAN JANIE E	33853 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-010-044	FRANCESCA J & WAYNE L HOLMBO	74897 REINS RD	THOUSAND PALMS	CA	92276
694-280-002	FRANCINE KITCHEN	35894 RAPHAEL DR	PALM DESERT	CA	92211
694-081-017	FRANCISCO J URRUTIA	1950 DESERT PALMS DR	PALM SPRINGS	CA	92262
694-081-018	FRANCISCO J URRUTIA	1950 DESERT PALMS DR	PALM SPRINGS	CA	92262
694-081-020	FRANCISCO J URRUTIA	1950 DESERT PALMS DR	PALM SPRINGS	CA	92262
651-140-009	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-010	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-011	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-012	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-013	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-014	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-015	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
651-140-016	FRANK FARAONE	70711 TAMARISK LN	RANCHO MIRAGE	CA	92270
694-020-039	FRANK L & IIONA SCHNEIDER	34605 STAGE DR	THOUSAND PALMS	CA	92276
694-110-027	FRANK M SANDELLO	35461 MEXICO WAY	THOUSAND PALMS	CA	92276
693-275-020	FRANK R & SYLVIA EWING	5020 FESTIVAL BLV NO #1A	THOUSAND PALMS	CA	92276
694-510-013	FREEWAY LANES	9777 WILSHIRE BLV #900	BELLINGHAM	WA	98226
694-510-014	FREEWAY LANES	9777 WILSHIRE BLV NO #900	BEVERLY HILLS	CA	90212
694-100-023	G EDWARD WALENCEWICZ	9777 WILSHIRE BLV NO #900	BEVERLY HILLS	CA	90212
694-010-070	GAIL IRWIN	35561 MEXICO WAY	THOUSAND PALMS	CA	92276
694-250-004	GALLERY OWNERS ASSN	34936 SURREY WAY	THOUSAND PALMS	CA	92276
694-250-005	GALLERY OWNERS ASSN	6671 OWENS DR	PLEASANTON	CA	94588
694-250-006	GALLERY OWNERS ASSN	42635 MELANIE PL #103	PALM DESERT	CA	92211
694-250-006	GALLERY OWNERS ASSN	6671 OWENS DR	PLEASANTON	CA	94588
694-250-054	GALLERY OWNERS ASSN	36953 COOK ST #101	PALM DESERT	CA	92211
694-250-059	GALLERY OWNERS ASSN	42635 MELANIE PL #103	PALM DESERT	CA	92211
694-250-064	GALLERY OWNERS ASSN	2280 WARDLOW CIR #100	CORONA	CA	92880
694-250-065	GALLERY OWNERS ASSN	6130 STONERIDGE MALL #185	PLEASANTON	CA	94588
694-250-066	GALLERY OWNERS ASSN	6130 STONERIDGE MALL #185	PLEASANTON	CA	94588
694-250-067	GALLERY OWNERS ASSN	6130 STONERIDGE MALL #185	PLEASANTON	CA	94588
694-440-009	GALLERY OWNERS ASSN	6671 OWENS DR	PLEASANTON	CA	94588
694-440-049	GALLERY OWNERS ASSN	6671 OWENS DR	PLEASANTON	CA	94588
694-081-044	GARRISON B & PAULINE R TARNOW	PO BOX 6540	LA QUINTA	CA	92248
694-040-013	GARY & JUDY TOPOLINSKI	35033 SERENADE	THOUSAND PALMS	CA	92276
694-030-004	GARY & SANDY GUNKLER	74667 MEXICALI ROSE	THOUSAND PALMS	CA	92276
693-291-012	GARY A & VIRGINIA R NICHOLS	33912 SHADY PALMS CIR	THOUSAND PALMS	CA	92276
694-081-003	GARY LEE WHITAKER	40713 DESERT CREEK LN	RANCHO MIRAGE	CA	92270
694-010-056	GARY R & GLENN W PETERSON	74986 CONESTOGA	THOUSAND PALMS	CA	92276
693-275-011	GARY SWARTS	73916 BOCA CHICA TR	THOUSAND PALMS	CA	92276

693-292-010	GARY W & BOUTSABONG BRUMMOND	73981 WHITE SANDS DR	THOUSAND PALMS	CA	92276
693-291-028	GAYLE L & NORMA L SHAW	14720 155TH ST	ORTING	WA	98360
694-010-071	GENARO & SANTOS G VARGAS	34950 SURREY WAY	THOUSAND PALMS	CA	92276
694-020-007	GEORGE & ELLANE MIKRUT	34689 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-010-075	GEORGE A & ANNIE E SANER	34979 SURREY WAY	THOUSAND PALMS	CA	92276
694-040-068	GEORGE E & BARBARA L MOORE	74585 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-040-018	GEORGE E /JOANN MAILLOUX	74657 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-100-038	GEORGE H & LINDA KAY GALEENER	5226 CANDLELIGHT ST	OCEANSIDE	CA	92056
694-020-075	GEORGE MADRIGAL ASCENCIO	345 WORKMAN MILL RD	LA PUENTE	CA	91746
694-010-025	GEORGE R OTTO	34755 STAGE DR	THOUSAND PALMS	CA	92276
693-275-027	GEORGE W & SHARON K FURMAN	21029 42 AVE	LANGLEY, BC V3A 5A4,	CANADA	92276
694-110-013	GEORGIA FRANKLIN ANDERSON	35380 MEXICO WAY	THOUSAND PALMS	CA	92276
694-110-065	GERALD P & VERA CAMPBELL	35426 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-100-042	GERALD R & PATRICIA M HARMIS	16233 SW 130TH TER #45	PORTLAND	OR	97224
694-030-044	GERRY R WOODS	74658 BELLOWES	THOUSAND PALMS	CA	92276
694-020-018	GERTRUDE M BRYANT	2940 KILLARNEY DR	PRINCE GEORGE, BC V2K 2B1,	CANADA	92276
693-274-005	GLEN & KAREN BEATON	6716 101A AVE NW	EDMONTON, AB T6A 0M2,	CANADA	92276
694-110-004	GLEN E & CHARLENE J JOHNSON	35190 SOUTH BORDER	THOUSAND PALMS	CA	92276
693-275-024	GORDON P & JENNIE E HARVEY	1443 PINOT NOIR DR	W KELOWNA, BC V4T 3H9,	CANADA	92276
694-400-020	GRANT FAMILY 2003 TRUST	PO BOX 1345	HOOPA	CA	95546
694-040-011	GREGORY & EVA ULLOA MONTOYA	35075 SERENADE	THOUSAND PALMS	CA	92276
694-250-012	GREGORY & KIM LAWSON	35824 RAPHAEL DR	PALM DESERT	CA	92211
694-010-065	GREGORY C & TAMMIE A HARTLEY	34985 CHUCKWAGON CT	THOUSAND PALMS	CA	92276
693-292-018	GREGORY W & KIM E ELLIOTT	237 S HACIENDA AVE	GLENDORA	CA	91741
694-081-019	GROVE STREET PROP	PO BOX 1419	CATHEDRAL CITY	CA	92235
693-275-021	H EDWARD & ADRIANNE M BROWN	PO BOX 1474	FERNDALE	WA	98248
694-010-016	H LOUIS & DOREEN PUSICH	PO BOX 240382	DOUGLAS	AK	99824
694-120-006	H N & FRANCES C BERGER FOUNDATION	PO BOX 13390	PALM DESERT	CA	92255
694-120-007	H N & FRANCES C BERGER FOUNDATION	PO BOX 13390	PALM DESERT	CA	92255
694-120-008	H N & FRANCES C BERGER FOUNDATION	PO BOX 13390	PALM DESERT	CA	92255
694-020-035	HANK & SHARON SCHOENBECK	1141 WHISPERING PINES DR	SCOTTS VALLEY	CA	95066
694-010-078	HANS & JAN MERCER	34937 SURREY WAY	THOUSAND PALMS	CA	92276
694-010-020	HAROLD W & B LYNN ROSS	34845 STAGE DR	THOUSAND PALMS	CA	92276
694-470-030	HARRY RAYMOND & CASILDA DELEON WEBB	74434 MILLENNIA WAY	PALM DESERT	CA	92211
694-040-002	HARVEY R & BARBARA J SCHNEIDER	74528 STAGE LINE RD	THOUSAND PALMS	CA	92276
694-280-014	HEATHER KM BEHMAN	1116 GOODWIN CIR	EDMONTON, AB T5T 6W6	CANADA	92276
694-040-019	HENRY H & ELVIA GALVAN	74651 GAUCHO WAY	THOUSAND PALMS	CA	92276
693-281-018	HERBERT H & PATRICIA L KRAUSE	73881 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-110-059	HERMAN & CAROL ANN AVILA	35513 SAND ROCK RD	THOUSAND PALMS	CA	92276
693-291-003	HILDA J CURRY	33897 SHADY PALMS CIT	THOUSAND PALMS	CA	92276
694-020-036	HILGENFELDT FAMILY TRUST	34645 STAGE DR	THOUSAND PALMS	CA	92276
694-250-025	HOWARD & DENISE JACOBS	35859 RAPHAEL DR	PALM DESERT	CA	92211
693-273-009	HOWARD & NANCY L MCDONALD	33720 BELL RD	THOUSAND PALMS	CA	92276
694-100-040	HOWARD E & DORA DEE INGRAM	35530 MEXICO WAY	THOUSAND PALMS	CA	92276
694-280-010	HUGH R & MORAG COUSINS	35901 RAPHAEL DR	PALM DESERT	CA	92211
694-250-018	IDA A NIEUWENHUIZEN	73819 DA VINCI CT	PALM DESERT	CA	92211
694-480-048	IMELDA ARMENDARIZ MARTIN	74509 TESLA DR	PALM DESERT	CA	92211
694-030-015	INGRID CYRELLE PRATT	34681 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-060-023	INTEGRITY CAPITAL SHENANDOAH	10251 VISTA SORRENTO #200	SAN DIEGO	CA	92121
694-020-026	IVAN D & MARLENE E STEWART	34652 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276

694-010-093	IVEY RANCH	18017 SKYPARK CIR	IRVINE	CA	92714
694-100-037	IVEY RANCH	18017 SKYPARK CIR	IRVINE	CA	92714
694-110-076	IVEY RANCH	18017 SKYPARK CIR	IRVINE	CA	92714
694-120-005	IVEY RANCH	18017 SKYPARK CIR	IRVINE	CA	92714
694-100-041	J & EVELYN L STUPY	53017 ALBA ST	LAKE ELSINORE	CA	92532
694-400-005	JACK C & SHIRLEY M SANDBERG	74812 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-030-026	JACK EDWARD & FRANCES L SCHLEICHER	34594 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-010-091	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-010-092	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-010-094	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-010-095	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-020-042	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-020-052	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-020-056	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-030-040	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-030-041	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-030-042	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-040-070	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-040-071	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-040-072	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-040-073	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-040-074	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-050-008	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-050-009	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-050-010	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-100-027	JACK IVEY RANCH HOMEOWNERS ASSN	74580 VARNER RD	THOUSAND PALMS	CA	92276
694-100-044	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-110-031	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-110-034	JACK IVEY RANCH HOMEOWNERS ASSN	18017 SKYPARK CIR #M	IRVINE	CA	92714
694-110-036	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 547	THOUSAND PALMS	CA	92276
694-110-043	JACK IVEY RANCH HOMEOWNERS ASSN	74580 VARNER RD	THOUSAND PLMS	CA	92276
694-110-044	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-110-045	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-400-033	JACK IVEY RANCH HOMEOWNERS ASSN	170 E 17TH ST	COSTA MESA	CA	92627
694-400-036	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-040-039	JACK IVEY RANCH HOMEOWNERS ASSN	PO BOX 240	LA QUINTA	CA	92247
694-040-048	JACK J & ELLEN R VOLKOV	PO BOX 240	LA QUINTA	CA	92247
694-010-001	JACK L COLOMBI JR	3123 LAS MARIAS	HACIENDA HEIGHTS	CA	91745
694-400-022	JACKIE E & HELEN J HICKMAN	1209 N 29TH ST	RENTON	WA	98056
694-030-027	JACKSON RALPH E LIVING TRUST	34732 STAGE DR	THOUSAND PALMS	CA	92276
694-010-068	JACQUELINE E BYRON	34543 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
693-282-023	JAMES & LYNNE R GRZESEK	34610 BRANDING IRON RD	THOUSAND PALMS	CA	92276
694-020-004	JAMES A & BARBARA SMITH	34951 CHUCKWAGON CT	THOUSAND PALMS	CA	92276
694-100-008	JAMES CLIFFORD & JOAN F MANN	3114 CHERRYDALE DR	DIAMOND BAR	CA	91765
694-110-062	JAMES H & JANET L RIGGS	34763 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-110-003	JAMES H & MARJORIE E LITMAN	74641 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-110-069	JAMES H LANG	34952 CHUCKWAGON CT	THOUSAND PALMS	CA	92276
694-030-034	JAMES L & ANN M BROOKS	35170 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-040-045	JAMES L & REBECCA A CARRIERE	35220 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-110-060	JAMES R & CORINNE D LEINEN	1415 84TH ST #166	EVERETT	WA	98208
		111 RAINBOW DR	LIVINGSTON	TX	77399
		461 N NEARGLEN AVE	COVINA	CA	91724

694-081-004	JAMES W & MICHELE GILMORE	2133 CUMBERLAND RD	GLENDORA	CA	91741
694-040-014	JANE S SMITH	35015 SERENADE	THOUSAND PALMS	CA	92276
693-274-008	JANET D LOF	73905 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-470-033	JANET KELLEY DEBERRY	74456 MILLENNIA WAY	PALM DESERT	CA	92211
693-292-005	JANET M & CAROLYN BILLINGS	73931 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-110-001	JAY B & SUKIA GEE WILSON	35130 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-010-041	JAYNE A BURNETT	74925 REINS RD	THOUSAND PALMS	CA	92276
694-100-003	JEAN GUY & LIZETTE G PELLETIER	74691 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-100-002	JEAN GUY & LIZETTE PELLETIER	74691 SWEET WELLS RD	THOUSAND PALMS	CA	92276
694-250-034	JEAN LOUIS BRAULT	701 JOSEPH VAILLAN CT	TERREBONNE, QC, J6V 1P6	CANADA	92276
694-020-002	JEANETTE STEWART	74790 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-470-038	JEANINE BOWMAN & LAWRENCE THOMAS KALEFF	4929 HERZOG WAY	PALM SPRINGS	CA	92262
694-250-001	JEANNE ROSALES	73816 RIVERA CT	PALM DESERT	CA	92211
694-250-027	JEFFREY ALLEN & SHANNON LEIGH ROSNAU	733 HEMSWORTH RD	QUALICUM BEACH, BC, V9K1R1	CANADA	92276
694-030-003	JEFFREY L & PAULA J WILLIAMS	74673 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-400-011	JEFFREY M VERLENICH	34650 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-040-053	JEFFREY S/LIESI L PHELAN	74636 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-275-013	JEFFREY T SPECCHIO	73942 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-040-040	JENNIE A HODGES	61240 RUBY CT	LA QUINTA	CA	92253
694-010-023	JEROLD E & SANDRA L ANDERSON	34785 STAGE DR	THOUSAND PALMS	CA	92276
693-292-001	JEROME & CINDY M IBBA	73891 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-030-032	JEROME D & JUDITH KAY ANFINSON	74648 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-400-009	JERRY A & DEBRA WADE	140 S BEACHWOOD DR	BURBANK	CA	91506
693-291-006	JERRY G & GLORIA M ROBERTS	26 E SUNNY SANDS RD	CATHLAMET	WA	98612
694-020-003	JESUS & KAREN F ASCENCIO	74800 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-250-014	JESUS ESTRADA & SANDRA P MELENDEZ	2908 E HOLLYBROOK DR	WEST COVINA	CA	91791
693-292-016	JILES E & ELIZABETH J GUM	325 HARPER LOOP	GRANTS PASS	OR	97527
694-480-007	JILLYN LIBREA	74514 XANDER CT	PALM DESERT	CA	92211
693-292-004	JIM BRICE	3502 FANWOOD	LONG BEACH	CA	90808
694-030-009	JO ANN BLAKELEY	74637 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-010-021	JOAN ARDELE & JEFFREY DEAN JONES	34831 STAGE DR	THOUSAND PALMS	CA	92276
693-282-029	JOAN CHASE/KARNE MARY	33934 PALM LAKE CIR	THOUSAND PALMS	CA	92276
694-250-008	JOAN D SWOPE	35782 RAPHAEL DR	PALM DESERT	CA	92211
694-110-026	JOAN FLORENCE ROBERTSON	35502 CANTEEN	THOUSAND PALMS	CA	92276
694-110-064	JOANN BARNES	35448 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-010-036	JOANNE FITZHENRY HURLEY	74946 REINS RD	THOUSAND PALMS	CA	92276
694-020-029	JOANNE JAWORSKI	34710 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-100-019	JOANNE R MAREAN	35562 CANTEEN	THOUSAND PALMS	CA	92276
694-010-085	JOE & DOREEN A BECERRA	74835 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-480-047	JOE & LAURIE A KAY	74523 TESLA DR	PALM DESERT	CA	92211
694-470-035	JOEL P GIBBONS	74434 MILLENNIA WAY	PALM DESERT	CA	92211
694-081-042	JOEL R & JULIE DIAMOND	605 1ST AVE #600	SEATTLE	WA	98104
694-081-043	JOEL R & JULIE DIAMOND	605 1ST AVE #600	SEATTLE	WA	98104
693-291-014	JOHN & LAURIE MCRAE	33933 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-010-054	JOHN & LINDA M ZACK	74962 CONESTOGA	THOUSAND PALMS	CA	92276
694-100-013	JOHN & REBECCA CHABOT	45554 BIG CANYON ST	INDIO	CA	92201
694-010-079	JOHN A & SHIRLEY A BREWER	34923 SURREY WAY	THOUSAND PALMS	CA	92276
694-400-012	JOHN B & H J ENGLERT	34628 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-110-033	JOHN C MOORE	35331 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-110-078	JOHN C & BETTY E SILVA	35351 SAND ROCK RD	THOUSAND PALMS	CA	92276

694-010-063	JOHN D & JANET J RODRIGUEZ	34966 CHUCKWAGON CT	THOUSAND PALMS	CA	92276
694-010-045	JOHN DANIEL BRONSON	19247 PEBBLE BEACH PL	NORTHRIDGE	CA	91326
694-470-037	JOHN DAVID REESE	74462 MILLENNIA WAY	PALM DESERT	CA	92211
694-100-010	JOHN H & AILENE R ESTES	74621 SWEETWELL RD	THOUSAND PLMS	CA	92276
693-291-027	JOHN H & KATHY A WORTHINGTON	4011 ADAMS AVE	BELLINGHAM	WA	98229
694-040-058	JOHN HUGH & WILMA JEAN MCDADE	6 GOLFCOURSE RD	AYRSHIRE, SCOTLAND, KALZEG9HW	CANADA	
693-291-015	JOHN J & CAROL A MCCABE	412 LOMBARD LN	WENATCHEE	WA	98801
694-010-029	JOHN J & SUSAN M TOMPKINS	74882 REINS RD	THOUSAND PALMS	CA	92276
694-030-006	JOHN P & ETHEL MAY MALONEY	74655 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-010-042	JOHN P STRADER LIVING TRUST	75950 ALTA MIRA DR	INDIAN WELLS	CA	92210
694-040-022	JOHN W & VALERIE LLOTZ	74629 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-110-017	JOHN W BELL	35523 CANTEEN	THOUSAND PALMS	CA	92276
694-010-087	JON ALLEN & TIFFANY A WOODRUFF	585 OAKFIELD LN	MENLO PARK	CA	94025
694-480-001	JORGE/AZUCENA MARTINEZ	74430 XANDER CT	PALM DESERT	CA	92211
694-020-027	JOSEMARY GENARO	34672 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-250-021	JOSEPH FRANKLIN NELSON	35866 RAPHAEL DR	PALM DESERT	CA	92211
694-010-033	JOSEPH J HOLLO	74910 REINS RD	THOUSAND PALMS	CA	92276
694-030-036	JOSEPH N CARLO	631 S 291ST ST	FEDERAL WAY	WA	98003
693-291-024	JOSIE & GUILLERMO GOMEZ	33898 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-010-077	JOYCE FRENS	34951 SURREY WAY	THOUSAND PALMS	CA	92276
694-110-061	JUDITH PEEPLES MCCLINTIC	35518 SAND ROCK RD	THOUSAND PALMS	CA	92276
693-273-001	JUDY T COLLINS	2794 SCOTTS VALLEY DR	HENDERSON	NV	89052
693-292-019	JULIAN E & LESLIE G MEAD	3561 S CARYSHEA ST	WASILLA	AK	99623
693-291-017	JULIE M AMBORD	33873 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-020-028	K A & DOROTHY DONKERSLEY	578 WAIN RD	PARKSVILLE, BC V9P 1R1,	CANADA	
694-470-011	KARL HILLWAY	74427 MILLENNIA WAY	PALM DESERT	CA	92211
694-020-038	KATHERINE VASILE	34625 STAGE DR	THOUSAND PALMS	CA	92276
694-040-049	KATHLEEN ROBERTS	74598 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-030-029	KATHLEEN V BARRON	34640 BRANDING IRON LN	THOUSAND PALMS	CA	92276
693-282-015	KATHRYN E MURRAY	73816 WHITE SANDS DR	THOUSAND PALMS	CA	92276
693-275-010	KATHY W HUTCHINSON	73902 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-470-015	KELLY/LAURA HALE	74411 MILLENNIA WAY	PALM DESERT	CA	92211
693-292-007	KENNETH D SODOMA	15015 W TAYLOR RD	CHENEY	WA	99004
694-480-045	KENNETH FRANK & LOUISE JOVANKA BREWER	74551 TESLA DR	PALM DESERT	CA	92211
693-281-011	KENNETH J & BETTE J CARLTON	26707 NE REDMIND	REDMOND	WA	98063
694-100-033	KENNETH J DEGREE	62645 MONTARA DR	BEND	OR	97701
694-100-026	KENNETH JAY & CHERYL M DAHLEEN	PO BOX 1542	IDYLLWILD	CA	92549
694-110-009	KEVIN & SUSAN LANE	35300 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-110-032	KEVIN L MANNING	35411 S BORDER	THOUSAND PALMS	CA	92276
694-040-042	KIMBERLEY ANNE CROSSEN	9093 E PALO BREA BEND #2069	SCOTTSDALE	AZ	85255
693-274-007	KIMA FARMS	16654 SOLEDAD CVN RD #501	CANYON COUNTRY	CA	91387
694-250-002	KRISTIN M WRIGHT	2523 CALMA CT	SAN JOSE	CA	95128
694-081-029	KRISTOPHER L WEDEKIND	67235 MEDANO RD	CATHEDRAL CITY	CA	92234
694-040-061	KUHNS TRUST	74651 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-275-018	L D HOLLIS TRUST	33581 BELL RD	THOUSAND PALMS	CA	92276
694-030-035	L GENE & LOLA L AUNE	74666 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-110-006	LARRY A & MARY J STEWART RUSSO	210 SAINT ANNS AVE	DOUGLAS	AK	99824
694-400-025	LARRY ROGERS	34609 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
693-282-027	LAWRENCE & ANN POYNOR	33894 PALM LAKE CIR	THOUSAND PALMS	CA	92276
693-282-026	LAWRENCE & LORIE ANN QUECHUCK	PO BOX 1407 STN MAIN	VERNON BC, V1T 6N7,	CANADA	

694-030-017	LAWRENCE J & RUTH M FRAZER	34635 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-081-001	LAWRENCE N DEITZ	1364 E ANDREAS RD	PALM SPRINGS	CA	92262
694-081-002	LAWRENCE N DEITZ	1364 E ANDREAS RD	PALM SPRINGS	CA	92262
694-061-029	LB/VCC PALM DESERT	PO BOX 2226	CHINO	CA	91708
693-282-028	LEATH IVA FAJAGESUND	33914 PALM LAKE CIR	THOUSAND PALMS	CA	92276
694-110-007	LEATRICE LORRAINE SANFORD	35250 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-400-019	LENOR H JONES	74811 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-030-001	LEO J DERAGISCH	74685 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-010-037	LEONARD B & ZOE C SHANKS	74958 REINS RD	THOUSAND PALMS	CA	92276
694-400-021	LEONARD C METCALF	1552 DEER CROSSING DR	DIAMOND BAR	CA	91765
694-010-058	LEOPOLD A & TERRI A HAAS	74965 CONESTOGA	THOUSAND PALMS	CA	92276
694-100-017	LESLEY G LEE	35522 CANTEEN	THOUSAND PALMS	CA	92276
694-010-039	LESLIE C & MARY ELLEN HATHAWAY	74947 REINS RD	THOUSAND PALMS	CA	92276
693-291-021	LEWELLYN E & COLLEEN M SWANSON	PO BOX 536	PETERSBURG	AK	99833
694-100-029	LINDA BABIAN	35591 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-080-014	LINDA D CASTRO	PO BOX 122	THOUSAND PALMS	CA	92276
693-273-006	LINDA G WEISER	31417 HALLWOOD CT	MENIFEE	CA	92584
694-110-018	LINDA LOU LOVELL	35503 CANTEEN	THOUSAND PALMS	CA	92276
694-010-024	LINDA M CARLONE	34775 STAGE DR	THOUSAND PALMS	CA	92276
694-010-083	LLOYD R & SANDRA R LYNN	7414 STATE RD #144	KEWASKUM	WI	53040
693-273-003	LOIS L ARLICH	33610 BELL RD	THOUSAND PALMS	CA	92276
694-010-031	LOIS S SAMSON	74836 REINS RD	THOUSAND PALMS	CA	92276
694-040-062	LON S & KATHRYN G VARNELL	18150 MARINE VIEW DR	SEATTLE	WA	98166
693-275-014	LORELEI M & DARROL R MINKLER	4230 S 170TH ST	SEATTLE	WA	98188
694-010-074	LORIE E GAGNIER	34985 SURREY WAY	THOUSAND PALMS	CA	92276
694-060-027	LOS ANGELES SMSA LTD PARTNERSHIP	2795 E COTTONWOOD PKWY #400	SALT LAKE CITY	UT	84121
694-040-024	LOUIS P & JOSIE FIORE	74636 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-110-023	LOUIS R & BETTIE J POIRIER	35442 CANTEEN	THOUSAND PALMS	CA	92276
694-081-021	LOUIS R & LOUIS A MURDICA	NO D PMD 475	PALM DESERT	CA	92260
694-081-022	LOUIS R & LOUIS A MURDICA	NO D PMD 475	PALM DESERT	CA	92260
693-275-025	LUCIEN & SUSAN DUPONT	512 WOODSIDE DR	AIRDRIE AB, T4B 2C6,	CANADA	
694-480-026	M3K TESSO LLC	74446 TESLA DR	PALM DESERT	CA	92211
694-030-010	MALCOLM C CHAMBERS	10101 MONTECITO PLZ	GARDEN GROVE	CA	92840
694-480-035	MANISHKUMAR S & SHEREEN PATEL	137 TRAVISO DR	PALM DESERT	CA	92211
694-010-007	MARIE SANDIFORTH	14333 93RD AVE	KIRKLAND	WA	98034
694-020-037	MARILYN G NADEEM	34635 STAGE DR	THOUSAND PALMS	CA	92276
695-292-012	MARILYN HELENE & DAVID ARDEN COBURN	QUALICUM BEACH	BC V9K 2G9,	CANADA	
694-081-046	MARK & PAM MAGSAM	74000 DINAH SHORE DR #414	PALM DESERT	CA	92211
651-140-027	MARK A & MARIA P MASON	1439 SUNFLOWER CT	PALM SPRINGS	CA	92262
694-100-028	MARK A & SHERRI L HALSTEAD	35567 SAND ROCK	THOUSAND PALMS	CA	92276
694-250-016	MARK ANDREW & LEYLA PIERCE	73847 DA VINCI CT	PALM DESERT	CA	92211
694-250-007	MARK O & BIRUTE K MILLIRON	6655 KENTWOOD BLUFFS DR	LOS ANGELES	CA	90045
694-061-017	MARK JAMES & LORI WIEFELS MATTHEWS	690 S VELLA RD	PALM SPRINGS	CA	92264
694-061-018	MARK JAMES & LORI WIEFELS MATTHEWS	690 S VELLA RD	PALM SPRINGS	CA	92264
694-020-011	MARK W GLICKMAN	1482 MARION WAY #31B	SEAL BEACH	CA	90740
694-110-022	MARLES D & DAWN MCDONALD	35422 CANTEEN	THOUSAND PALMS	CA	92276
694-110-062	MARSHALL H & PATRICIA W DEYOUNG	35494 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-110-035	MARTHA MAXINE HARDACRE	35341 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-400-014	MARTIN DANIEL & KAREN ANN ADAMS	34590 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-480-004	MARTIN O/LIA M PORRAS	74472 XANDER CT	PALM DESERT	CA	92211

694-480-017	MARVIN J WILLIAMS	35579 LUNA CT	PALM DESERT	CA	92211
694-100-007	MARVIN PAUL & MICHELLE RENE MEGYESI	832 FUNN ST	QUESNEL, BC V21 4Y8,	CANADA	
694-110-030	MARVIN W & DONNA M MIZELL	35391 MEXICO WAY	THOUSAND PALMS	CA	92276
694-010-057	MARY CATHARINE BRIGGS	74981 CONESTOGA	THOUSAND PALMS	CA	92276
694-400-008	MARY JEAN GOULD	74860 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-010-003	MARY LOU KAISER	34774 STAGE DR	THOUSAND PALMS	CA	92276
694-250-020	MATTHEW & WHITNEY ROSAM	35852 RAPHAEL DR	PALM DESERT	CA	92211
694-020-020	MATTHEW B DAMON	34538 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-100-005	MATTIE L BICKHAM	74671 SWEETWELL RD	THOUSAND PALMS	CA	92276
694-100-009	MATTY & ESTHER CARRARO	74631 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-020-009	MAUREEN J DOWLING	34649 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-100-006	MEL D & BETSY J CECCANTI	9405 161ST ST	PUYALLUP	WA	8375
694-400-026	MELBA V GROVES	6106 FLEETWOOD LN	CHINO HILLS	CA	91709
694-020-047	MEREDITH L HARDY	74368 GARY AVE	PALM DESERT	CA	92260
694-081-035	MICHAEL & CECILY FINNEGAN	PO BOX 759	RANCHO MIRAGE	CA	92270
694-030-018	MICHAEL A JENCI	34605 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-030-019	MICHAEL A JENCI	34605 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-010-059	MICHAEL B BERGDORF	74957 CONESTOGA	THOUSAND PALMS	CA	92276
694-480-032	MICHAEL C & KRISTA BURRIS KIM	74530 TESLA DR	PALM DESERT	CA	92211
694-400-006	MICHAEL D & GEORGEANNE FULTZ	34675 STAGE DR	THOUSAND PALMS	CA	92276
693-273-004	MICHAEL G LAVELLE	1759 116TH AVE	MINNEAPOLIS	MIN	55448
694-081-013	MICHAEL HARRY CLASSIC CARS	9777 WILSHIRE BLV #900	BEVERLY HILLS	CA	90212
694-081-014	MICHAEL HARRY CLASSIC CARS	9777 WILSHIRE BLV #900	BEVERLY HILLS	CA	90212
694-020-010	MICHAEL J & SANDRA M DUNN	NO 204	SPOKANE VALLEY	WA	99206
694-100-001	MICHAEL JOSEPH & JANE BERARDINI	74711 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-470-032	MICHAEL LAWLER	74442 MILLENNIA WAY	PALM DESERT	CA	92211
694-110-051	MICHAEL P & KELLY M MAHEU	35211 BANDANA RD	THOUSAND PALMS	CA	92276
694-110-057	MICHAEL P & SANDRA L CLARK	35471 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-100-045	MICHAELS & MARGARET I ORT	35610 MEXICO WAY	THOUSAND PALMS	CA	92276
694-040-056	MICHAEL SPONGBERG	18138 RIVIERA PL	NORMANDY PARK	WA	98166
693-273-011	MICHAEL VINCENT ALLEN	45395 DESERT FOX DR	LA QUINTA	CA	92253
694-030-043	MICHAEL W RUSSELL	1320 LOUISIANA ST	VALLEJO	CA	94590
693-274-001	MICHAEL W RUSSELL	73979 BOCA CHICA TRL	THOUSAND PALMS	CA	92276
694-020-030	MICHAEL/MARY A BRUNELLE	73979 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-100-025	MICKEY K & KAREN M BATSON	8604 32ND ST W	UNIVERSITY PLACE	WA	98466
694-010-048	MILAN & MILA NIKOLICH	10800 LAKE VIEW RD	YUCAIPA	CA	92399
694-120-035	MILLENNIUM PALM DESERT HOA INC	74890 CONESTOGA	THOUSAND PALMS	CA	92276
694-470-025	MILLENNIUM PALM DESERT HOA INC	30875 DATE PALM DR #C	CATHEDRAL CITY	CA	92234
694-020-045	MIRIAM DUNHAM	30875 DATE PALM DR #C	CATHEDRAL CITY	CA	92234
694-250-011	MONICA & ETHAN CAMARGO	11497 COTTON CLOUD DR	RANCHO CUCAMONGA	CA	91701
694-081-047	MONTEREY SHORE BUSINESS PARK OWNERS ASSN	35810 RAPHAEL DR	PALM DESERT	CA	92211
693-281-014	NANCY ANN PECKHAM	16485 LAGUNA CANYON #200	IRVINE	CA	92618
693-291-007	NANCY E MORRISON	73841 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-480-020	NAPOLEON & YVETTE VALERA	213 MAPLE RIDGE DR	MANKATO	MIN	56001
694-081-040	NATIONAL ASSN LATTER CARRIERS BRANCH 4149	21045 JOANNE WAY	YORBA LINDA	CA	92887
694-030-028	NELLIE M HOUSER	74000 DINAH SHORE DR #408	PALM DESERT	CA	92211
694-470-012	NERCES & SARIANNE ZEITOUNIAN	34624 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-040-028	OTIS R NORMAN	74431 MILLENNIA WAY	PALM DESERT	CA	92211
694-080-015	P & M INV	74664 GAUCHO WAY	THOUSAND PALMS	CA	92276
		94827 LENNON PL	PALM DESERT	CA	92260

694-480-040	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-041	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-042	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-043	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-044	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-049	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-050	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-051	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-052	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-055	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-056	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-057	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-058	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-059	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-060	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-480-061	PALM VENTURES PA-1	38 S CLANCY LN	RANCHO MIRAGE	CA	92270
694-250-017	PAMELA C DICKINSON	1363 RANCH RD	ENCINITAS	CA	92024
694-010-019	PAMELA ROBERTS	34996 TIOGA	THOUSAND PALMS	CA	92276
694-010-067	PATRICIA & JORDAN MCMILLAN ARMITAGE	34965 CHUCKWAGON CT	THOUSAND PALMS	CA	92276
693-291-016	PATRICIA A PLATT	33893 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-020-022	PATRICIA ANN LUTZ	34576 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
693-282-014	PATRICIA CAFFEY	73806 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-030-008	PATRICIA HENDERSHOT	74643 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-400-002	PATRICIA J BERGMAN	74787 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-030-023	PATRICIA J DIEBOLD	74634 BELLOWS RD	THOUSAND PALMS	CA	92276
693-291-005	PATRICIA M LEVENDA	33857 SHADY PALMS CIR	THOUSAND PALMS	CA	92276
694-010-011	PATRICIA M RINER	34884 TIOGA	THOUSAND PALMS	CA	92276
694-030-039	PATRICIA MAY HORSFALL	74698 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-110-046	PATRICIA SALEH	35220 BANDANA CIR	THOUSAND PALMS	CA	92276
693-291-009	PATRICK SILLER	2780 GREENWOOD RD #55	NELSON BC V1L.6L3,	CANADA	
694-400-016	PATSY J KEENER	34564 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-020-083	PATTI CLARKE	34685 STAGE	THOUSAND PALMS	CA	92276
694-100-030	PAUL D WILKINS	350 BURCHETT ST #233	GLENDALE	CA	91203
694-010-072	PAUL M LEAGUE	PO BOX 11800	PALM DESERT	CA	92255
694-040-016	PEGGE E THOMPSON	PO BOX 202	SARATOGA	WY	82331
651-140-028	PEI LIN HSEIH	35 LUCILE ST	ARCADIA	CA	91006
694-020-034	PETER & MARILU FINDLEY	34675 STAGE DR	THOUSAND PALMS	CA	92276
694-040-066	PHIL CORVINUS	74605 STAGE LINE RD	THOUSAND PALMS	CA	92276
693-274-009	PHILLIP G & PATRICIA J MATTHEWS	73893 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-040-043	PHYLLIS F WILCOMB	35090 SERENADE	THOUSAND PALMS	CA	92276
694-020-041	PINKPIGGY INV	1431 CRESTMONT DR	BAKERSFIELD	CA	93306
694-040-046	PINKPIGGY INV	30 N GOULD ST #7001	SHERIDAN	WY	82801
694-240-008	PLATINUM PROP PARTNERS VII	PO BOX 4454	MISSION VIEJO	CA	92690
694-250-056	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-017	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-018	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-019	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-020	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-021	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-022	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588

694-500-023	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-048	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-049	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-050	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-051	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-052	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-053	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-054	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-055	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-056	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-057	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-058	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-059	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-060	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-500-061	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-001	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-002	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-005	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-007	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-011	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-510-012	PONDEROSA HOMES II INC	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-010-009	PRESTON M & CAROL M WHITESIDES	6130 STONERIDGE MALL RD	PLEASANTON	CA	94588
694-010-017	PRISCILLA ANN MULVANEY	89 WHITESIDES ST	LAYTON	UT	84041
694-020-013	RACHEL H PERRY	34968 TIOGA	THOUSAND PALMS	CA	92276
694-280-050	RAMESH SAHJPAUL	3018 CLUBHOUSE CIR	COSTA MESA	CA	92626
694-400-010	RANDY GENE & HEIDI LYNN KIESEL	3878 W 18TH AVE	VANCOUVER, BC V6S 1B5,	CANADA	
694-040-036	RAY C & ROSE L PIEDOT	16085 POINT LENA WAY	JUNEAU	AK	99801
694-010-055	RAYMOND & ANGELA ANGILL	34980 SERENADE	THOUSAND PALMS	CA	92276
693-291-033	RAYMOND & FRAN CASTAGNER	11 31600 OLD YALE RD	ABBOTSFORD, BC V2T 2B5	CANADA	
694-110-019	RAYMOND V & DONNA LEBERT	7591 184 ST	SURREY, BC V4N 5V3,	CANADA	
694-030-007	RAYMOND W YUTZY	35473 CANTEEN	THOUSAND PALMS	CA	92276
694-040-064	REBECCA A PEARSON	74649 MEXICALI ROSE	THOUSAND PALMS	CA	92276
694-020-006	REGINALD H & LORRAINE TENEYCKE	74625 STAGE LINE DR	THOUSAND PALMS	CA	92276
693-274-006	RENCE GANDY	48 VALLEY MEADOW CRESCENT NW	CALGARY, AB T3B 5P5,	CANADA	
694-010-015	RHONDA KELLEY	73931 BOCA CHICA TR	THOUSAND PALMS	CA	92276
694-110-042	RICHARD & JERRY MORGAN	34940 TIOGA	THOUSAND PALMS	CA	92276
694-010-008	RICHARD & SOLEY ROTHERMEL	35141 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-400-024	RICHARD A & PATRICIA E THOMAS	934 WHISPERSWIND PL	THOUSAND PALMS	CA	92276
694-110-052	RICHARD B PEEBLES	34587 MESQUITE TREE DR	VICTORIA, BC V9B 5X7,	CANADA	
694-400-030	RICHARD C & SHARON F KING	35373 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-010-030	RICHARD CEDARSTAFF	13929 126TH ST	THOUSAND PALMS	CA	92276
694-040-030	RICHARD E & NICKI D FRIESENDORF	74627 BELLOWS RD	THOUSAND PALMS	CA	92276
694-030-031	RICHARD GEORGE & DOLORES JANE MCCLARAN	74678 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-040-044	RICHARD HARMON	34670 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-081-025	RICHARD JOHN HOARD	202 OLD MILL RD	MIDDLETOWN	CT	6457
694-030-021	RICHARD LEE CEDARSTAFF	202 SAN VICENTE BLV NO #7	SANTA MONICA	CA	90402
694-110-039	RICKE R & CHARLENE A CLARK	74627 BELLOWS RD	THOUSAND PALMS	CA	92276
694-110-050	ROBERT & RUTH PICONE	35221 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-110-072	ROBERT & RUTH PICONE	35225 BANDANA RD	THOUSAND PALMS	CA	92276
694-470-008	ROBERT A & KATHLEEN L SEYMOUR	35225 BANDANA CIR	THOUSAND PALMS	CA	92276
		PO 331	SANTA CLARA	CA	95052

694-480-036	ROBERT A & KATHLEEN L SEYMOUR	PO BOX 331	SANTA CLARA	CA	95052
693-291-019	ROBERT A SMALL	33833 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-250-009	ROBERT B & CLAUDIA J DUNN	8375 SPRIGWOOD LN	DELAVAN	WI	53115
694-040-008	ROBERT C & JUDITH A BRANNIAN	17964 MARINE VIEW DR	SEATTLE	WA	98166
694-110-008	ROBERT DUFFENAIS	33 GLENMORE CRESCENT	ST ALBERT, AB T8N 0S6,	CANADA	
694-100-043	ROBERT F DAWSON LIVING TRUST	35590 MEXICO WAY	THOUSAND PALMS	CA	92276
694-030-037	ROBERT F MORRISON	35 STRANDELL CRESCENT SW	THOUSAND PALMS	CANADA	
694-100-024	ROBERT GARY & NANCY JEAN WOLF	8501 MEXICO WAY	THOUSAND PALMS	CA	92276
694-480-006	ROBERT J & ADRINA ALYSSA SEDANO	34653 MESQUITE TREE DR	WHITTIER	CA	90605
694-400-034	ROBERT L & SHIRLEY A STAFFORD	33834 PALM LAKE CIR	THOUSAND PALMS	CA	92276
693-282-024	ROBERT L & TEDDY M GREGORY	74870 REINS RD	THOUSAND PALMS	CA	92276
694-010-028	ROBERT L GONZALES	PO BOX 240242	DOUGLAS	AK	99824
694-400-032	ROBERT LEONARD & JANE ALLISON JOHNSON	50 ROYAL CREST DR	WINNIPEG, MB R3P 2P9,	CANADA	
694-250-037	ROBERT MARK BONTEN	85 MINNOW BROOK RD	MILTON	VT	5468
693-273-005	ROBERT N CAIRNS	74626 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-040-052	ROBERT R & LORRAINE T OWENS	74898 REINS RD	THOUSAND PALMS	CA	92276
694-010-032	ROBERT T & ELVIRA F ACCORD	70443 CHAPPEL RD	RANCHO MIRAGE	CA	92270
694-010-006	ROBERT V SAMUELJAN	35143 SUNSHINE	THOUSAND PALMS	CA	92276
694-040-007	ROBERTA JEAN HARKEROAD	71330 HWY 111	RANCHO MIRAGE	CA	92270
694-010-051	ROBIN ADKIN	476 CRAMER LN	SUSANVILLE	CA	96130
651-140-026	ROBIN HERNDON	34557 DOUBLE DIAMOND DR	THOUSAND PALMS	CA	92276
694-020-015	RODNEY & JEAN ROSSO	502 CRYSTAL SPRINGS DR	WARMAN, SK S0X 0A1,	CANADA	
693-291-008	RODNEY & JOY MCFARLAND	729 HENSON CT	MARINA	CA	93933
694-040-029	RODNEY D & SHARON L MILLS	74450 MILLENNIA WAY	PALM DESERT	CA	92211
694-470-034	RODNEY L & RAYLA D SILVAGNI	1513 MITCHELL RD	LAKE STEVENS	WA	98258
694-020-055	RODNEY/TRACY MILNE	1513 MITCHELL RD	LAKE STEVENS	WA	98258
694-020-057	RODNEY/TRACY MILNE	3570 ROSA WAY	FALLBROOK	CA	92028
694-061-019	ROGER DEAN & FLORIE HOPE MEYER	74799 COTTONTAIL CT	THOUSAND PALMS	CA	92276
694-400-001	ROGER G & ROSALEE SMITH	2382 HARRIS RD R2	DORCHESTER, ON N0L 1G5,	CANADA	
694-010-035	ROGER K & HELLANA M CRACKNELL	35845 RAPHAEL DR	PALM DESERT	CA	92211
694-250-026	ROGER T/JINDY D BELLAMY	PO BOX 65	SHADY COVE	OR	97539
693-282-021	RON H & JACQUELINE L MILLER	74628 BELLOWS RD	THOUSAND PALMS	CA	92276
694-030-022	RON LEWIS AVERY	10 850 ARBUTES ST	QUAILCOM BEACH, BC, V9K 2M7,	CANADA	
693-274-012	RONALD & SHEILA PONCIA	35241 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-110-038	RONALD D & CHERI J SHERWIN	74765 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-040-057	RONALD RAY PEEBLES	PO BOX 404	THOUSAND PALMS	CA	92276
693-275-019	RONALD W SHERWOOD	35447 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-110-056	RONALD WRABEL	5039 W 58TH PL	LOS ANGELES	CA	90056
694-100-020	RONNIE BLACKWELL	5555 MONTANA CRK RD	JUNEAU	AK	99801
694-400-029	ROSCOE GIBBS & SARAH JO JOHNSON BICKNELL	74423 MILLENNIA WAY	PALM DESERT	CA	92211
694-470-014	ROSENBLUM ESTHER TRUST	74611 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-100-011	ROSS & NORMA HORST	74939 REINS RD	THOUSAND PALMS	CA	92276
694-010-038	ROY E & ARLYNE ASHCOM	33691 BELL RD	THOUSAND PALMS	CA	92276
693-275-017	ROYCE D WILKINSON/MECHAM MARGRIET F	74601 SWEET WELL RD	THOUSAND PALMS	CA	92276
694-100-012	RUBY J LONIE	74630 OLD PROSPECTOR	THOUSAND PALMS	CA	92276
694-010-005	RUSS CLARKE	34747 DOUBLE DIAMOND DR	PALM DESERT	CA	92260
694-020-031	RUTH F MATTHEWS	1449 VIA CORONEL	THOUSAND PALMS	CA	92276
694-250-015	RYAN T & MEGHAN E KINSLOW	RR2	PALOS VERDES ESTATES	CA	90274
693-291-029	S & HELEN CONRAD	74684 MEXICALI ROSE	OLDS AB T4H 1P3,	CANADA	
694-030-038	S FRANKLIN & SHIRLEY A DAVIDSON		THOUSAND PALMS	CA	92276

694-240-021	S&W INV GROUP	73301 FRED WARING #200	PALM DESERT	CA	92260
694-250-028	SALVADOR & JUDY L DUARTE	35817 RAPHAEL DR	PALM DESERT	CA	92211
694-280-012	SALVATORE & FRANCESCO DOMENICO CHIRICO	6550 UNION ST	BURNABY, BC V5B 1W8,	CANADA	
694-040-032	SALVE HURLEY	74690 GAUCHO WAY	THOUSAND PALMS	CA	92276
693-275-016	SANDRA J SZIDIK	33721 BELL RD	THOUSAND PALMS	CA	92276
693-272-026	SANDRA K BUSH	73966 ELIZABETH DR	THOUSAND PALMS	CA	92276
694-080-010	SASHA & ZORICA NOVAKOVIC	44781 SANTA ANITA AVE	PALM DESERT	CA	92260
694-480-019	SCOTT LAMONT	931 E WALNUT ST #502	PASADENA	CA	91106
694-110-040	SELBY DICKINSON JOYNER	35201 S BORDER	THOUSAND PALMS	CA	92276
694-470-039	SHAHRIAR SHAHRAM	74470 MILLENNIA WAY	PALM DESERT	CA	92211
694-010-046	SHARON J MATHEWS	74881 REINS RD	THOUSAND PALMS	CA	92276
694-040-065	SHARON KING	24630 E SHELMAN AVE #30	LOMITA	CA	90717
694-040-031	SHARON T & CORWYN JAMES SUNDEEN	74684 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-060-032	SHENANDOAH SPRINGS	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	92647
693-230-013	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	92647
694-071-002	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-071-003	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-071-017	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-071-018	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-001	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-002	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-003	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-004	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-005	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-006	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-007	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-008	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-009	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-010	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
694-072-011	SHENANDOAH SPRINGS DEV CO INC	7266 EDINGER AVE #L	HUNTINGTON BEACH	CA	91647
693-275-037	SHENANDOAH VENTURES	320 N PARK	HUNTINGTON BEACH	CA	92647
693-282-030	SHENANDOAH VENTURES	320 N PARK	ANAHEIM	CA	92806
694-010-066	SHERON A LAFAYETTE	34979 CHUCKWAGON CT	ANAHEIM	CA	92806
651-140-038	SOUTHERN CALIF EDISON CO	PO BOX 800	THOUSAND PALMS	CA	92276
694-050-005	SOUTHERN CALIFORNIA EDISON CO	PO BOX 410	ROSEMEAD	CA	91770
694-050-004	SOUTHERN PACIFIC TRANSPORTATION CO	1700 FARNAM ST	LONG BEACH	CA	90801
694-060-004	SOUTHERN PACIFIC TRANSPORTATION CO	1700 FARNAM ST	OMAHA	NE	68102
694-120-003	SOUTHERN PACIFIC TRANSPORTATION CO	1700 FARNAM ST	OMAHA	NE	68102
694-120-004	SOUTHERN PACIFIC TRANSPORTATION CO	1700 FARNAM ST	OMAHA	NE	68102
694-190-001	SOUTHERN PACIFIC TRANSPORTATION CO	1700 FARNAM ST	OMAHA	NE	68102
694-240-009	SPYDER CIRCLE ASSOC	73301 FRED WARING #200	OMAHA	NE	68102
694-081-010	SPYDER CIRCLE ASSOC	73301 FRED WARING NO #200	PALM DESERT	CA	92260
694-081-011	STANLEY & VALERIE MATTSON DOMBROWSKI	40846 W SANDPIPER CT	PALM DESERT	CA	92260
693-282-019	STANLEY D & KAREN D WOODWARD/BUETTNER CHARLOTTE L	2520 NE 165TH ST	PALM DESERT	CA	92260
694-081-032	STANLEY JOHN & VALERIE MATTSON DOMBROWSKI	73950 DINAH SHORE DR #308	RIDGEFIELD	WA	98642
694-480-016	STEPHANIE DAWN STEVENS	35555 LUNA CT	PALM DESERT	CA	92211
694-040-021	STEPHEN & CAROLE MEACHAM	74635 GAUCHO WAY	THOUSAND PALMS	CA	92276
694-470-036	STEPHEN G LITTLE	74458 MILLENNIA WAY	PALM DESERT	CA	92211
694-040-047	STEPHEN JOSEPH LAGANA	74582 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-250-003	STEPHEN P & DEBBI D THOMAS	PO BOX 14347	PALM DESERT	CA	92255

694-040-050	STEVE MILAM	74608 STAGE LINE DR	THOUSAND PALMS	CA	92276
694-010-002	STEVE W & SERINA Y LEINAN	34752 STAGE DR	THOUSAND PALMS	CA	92276
694-010-081	STEVEN & BEVERLY J ABBOTT	34895 SURREY WAY	THOUSAND PALMS	CA	92276
694-030-025	STEVEN E HARDACRE	34580 BRANDING IRON LN	THOUSAND PALMS	CA	92276
694-081-034	STEVEN J & FERESHTEH FRIED	45605 NAVAJO RD	INDIAN WELLS	CA	92211
694-110-037	STEVEN R NOVOTCHIN	35281 SOUTH BORDER	THOUSAND PALMS	CA	92276
693-282-011	STUART & EVELYN WALKER	PO BOX 1270	ROSETOWN SK, SOL ZVO,	CANADA	
694-020-046	SURVUVORS TRUST	34604 STAGE DR	THOUSAND PALMS	CA	92276
694-100-031	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-100-032	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-100-034	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-028	T BIRD REALTY INC	71330 HIGHWAY 111 #B	RANCHO MIRAGE	CA	92270
694-110-067	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-068	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-073	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-074	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-075	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
694-110-077	T BIRD REALTY INC	71330 HIGHWAY 111	RANCHO MIRAGE	CA	92270
693-292-009	T JOE WILLEY	1649 WALTER CT	COLTON	CA	92324
694-010-013	TAMMY GOODRICH	34912 TIOGA	THOUSAND PALMS	CA	92276
694-110-047	TERENCE JAMES BUTLER	35248 BANDANA RD	THOUSAND PALMSANA	CA	92276
694-100-039	THELMA LOUISE SHOUSE	35510 MEXICO WAY	THOUSAND PALMS	CA	92276
693-291-022	THERESA M & LESLIE J REIGER	35 E 100 S #506	SALT LAKE CITY	UT	84111
693-282-020	THOMAS A STEINWACHS	33879 PALM LAKE CIR	THOUSAND PALMS	CA	92276
693-282-022	THOMAS C & MARILYN R ELLERTSON	15549 179TH AVE	MONROE	WA	98272
694-081-036	THOMAS G & DARLENE L HARRIS	2745 E STANDISH AVE	ANAHEIM	CA	92806
694-100-018	THOMAS J & LUISA BRONSON	35542 CANTEN	THOUSAND PALMS	CA	92276
694-010-061	THOMAS J & MARY RICHARDS	74935 CONESTOGA	THOUSAND PALMS	CA	92276
694-010-049	THOMAS J & SIMONE M BUTCHER	74902 CONESTOGA	THOUSAND PALMS	CA	92276
694-110-025	THOMAS M GOYAK	35432 CANTEN	THOUSAND PALMS	CA	92276
651-140-017	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-018	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-019	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-020	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-021	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-022	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-023	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-024	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-025	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-039	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-040	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-041	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
651-140-042	THOUSAND PALMS 278	PO BOX 12950	PALM DESERT	CA	92255
693-230-001	THOUSAND PALMS DEV	8120 128 ST	PALM DESERT	CA	92255
651-140-005	THOUSAND PALMS DEV	8120 128 ST	SURREY, BC V3W 1R1,	CANADA	
651-140-006	THOUSAND PALMS DEV	8120 128 ST	SURREY, BC V3W 1R1,	CANADA	
651-140-007	THOUSAND PALMS DEV	8120 128 ST	SURREY, BC V3W 1R1,	CANADA	
651-140-008	THOUSAND PALMS DEV	8120 128 ST	SURREY, BC V3W 1R1,	CANADA	
694-240-007	TIMOTHY L ELLENZ	41650 YUCCA LN	BERMUDA DUNES	CA	92203
694-020-050	TISTHAMMER TRUST	34688 STAGE DR	THOUSAND PALMS	CA	92276

694-280-049	TODD MURRAY	2808 23RD AVE	VANCOUVER, BC V5R 1B1,	CANADA	
694-010-060	TRACY L FLYNN	74945 CONESTOGA	THOUSAND PALMS	CA	92276
694-110-010	TRIOLOGY CARE HOMES INC	PO BOX 1370	CAPITOLA	CA	95010
694-010-047	TROY DIMMICK	74882 CONESTOGA	THOUSAND PALMS	CA	92276
694-190-055	UNIVERSITY PARK INV	3875 HOPYARD RD #180	PLEASANTON	CA	94588
694-190-072	UNIVERSITY PARK INV	3875 HOPYARD RD #180	PLEASANTON	CA	94588
651-180-001	USA 651/ PALM SPRINGS SOUTH COAST - DOUG HERREMA	1201 BIRD CENTER DR	PALM SPRINGS	CA	92262
651-180-005	USA 651/ PALM SPRINGS SOUTH COAST - DOUG HERREMA	1201 BIRD CENTER DR	PALM SPRINGS	CA	92262
695-030-011	USA 653	911 NE 11TH AVE	PORTLAND	OR	97232
651-190-027	USA BLM	PO BOX 582000	NORTH PALM SPRING	CA	92258
651-190-027	USA BLM/PALM SPRINGS SOUTH COAST - DOUG HERREMA	1201 BIRD CENTER DR	PALM SPRINGS	CA	92262
694-110-054	VAUGHN M/VICKI L HALE	35415 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-061-016	VENTURE 302 INC	73700 DINAH SHORE DR #302	PALM DESERT	CA	92211
693-291-002	VICTOR R & JOAN C HANSEN	33917 SHADY PALMS CIR	THOUSAND PALMS	CA	92276
694-020-048	VINCENT & DONNA DIFRANCESCO	34648 STAGE DR	THOUSAND PALMS	CA	92276
694-010-022	VOGEL FAMILY TRUST	34799 STAGE DR	THOUSAND PALMS	CA	92276
694-080-013	W & K PHARMACY INC	26631 CABOT RD #B	LAGUNA HILLS	CA	92653
694-081-016	WALTER R & TRUDY DECAEN	27 SPYGLASS CIR	RANCHO MIRAGE	CA	92270
694-110-041	WANDA M BARKLEY	35161 SOUTH BORDER	THOUSAND PALMS	CA	92276
694-040-005	WAYNE & DEBRA L BURKE	35179 SUNSHINE	THOUSAND PALMS	CA	92276
694-010-073	WAYNE D & JANET WATERS	34980 SURREY WAY	THOUSAND PALMS	CA	92276
694-081-038	WAYNE D & JANET WATERS	3977 CAMINO MISTRAL	INDIO	CA	92203
694-081-039	WAYNE D & JANET WATERS	3977 CAMINO MISTRAL	INDIO	CA	92203
694-110-071	WELDON MICHAEL & PATRICIA ANN JENKINS	35223 SAND ROCK RD	THOUSAND PALMS	CA	92276
694-040-038	WENDELL R & MARION S CUMMINS	35020 SERENADE	THOUSAND PALMS	CA	92276
694-110-015	WENDEL 2006 TRUST	2408 TUNING LEAF DR	MODESTO	CA	95355
693-281-013	WHITE SANDS INV	73831 WHITE SANDS DR	THOUSAND PALMS	CA	92276
694-010-088	WILHELM & HELEN JAEHRLICH	2838 146TH ST	SURREY, BC V4P 0B1,	CANADA	
694-010-010	WILLIAM A SCOTT	34870 TIOGA	THOUSAND PALMS	CA	92276
694-110-053	WILLIAM C WHIPPLE	35399 SAND ROCK RD	THOUSAND PALMS	CA	92276
693-273-008	WILLIAM D & CAROL E VAUGHN	33710 BELL RD	THOUSAND PALMS	CA	92276
694-400-027	WILLIAM E GERBER	34678 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-010-076	WILLIAM EMCH	8011 RHEA VISTA DR	WHITTIER	CA	90602
693-291-023	WILLIAM G & KIRSTEN L DOERR	33878 DRIFTING SANDS CIR	THOUSAND PALMS	CA	92276
694-400-017	WILLIAM H & KAREN E GOODWIN	34524 MESQUITE TREE DR	THOUSAND PALMS	CA	92276
694-100-016	WILLIAM H DORE	12462 GWEN DR #3	BURLINGTON	WA	98233
693-281-008	WILLIAM L & BONITA C HAMSON	1584 LOOK OUTPOINT	N VANCOUVER, BC V7G 1X9,	CANADA	
694-040-027	WILLIAM M & JOAN M CAMERON	74656 GAUCHO WAY	THOUSAND PALMS	CA	92276
693-272-025	WILLIAM R & LINDA L BALDWIN	73954 ELIZABETH DR	THOUSAND PALMS	CA	92276
694-110-020	WYETH I NALER	1128 RANCHPOINT WAY	THOUSAND PALMS	CA	92276
695-030-001	XAVIER COLLEGE PREPARATORY HIGH SCHOOL	34200 COOK ST	ANTIOCH	CA	94531
695-030-010	XAVIER COLLEGE PREPARATORY HIGH SCHOOL	34200 COOK ST	PALM DESERT	CA	92211
695-070-013	XAVIER COLLEGE PREPARATORY HIGH SCHOOL	34200 COOK ST	PALM DESERT	CA	92211
694-480-008	YUREY PALISBO	74528 XANDER CT	PALM DESERT	CA	92211
694-030-030	YVONNE MARIE ELDER	1000 GRASS VALLEY HWY	AUBURN	CA	95603

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777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

County of San Bernardino
Land Use Services
385 N. Arrowhead Avenue
San Bernardino, CA 92415

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Agua Caliente Band of Mission
Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

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73510 Fred Warning Drive
Palm Desert, CA 92260

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69-825 Highway 111
City of Rancho Mirage, CA 92270

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150 District Center Drive
Palm Springs, CA 92264

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Patricia Romo, Director
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Riverside CA 92501

Coachella Valley Water District
P.O Box 1058
Coachella, CA 92236